

# LANDMARK MALL REDEVELOPMENT

## COORDINATED DEVELOPMENT DISTRICT (CDD#2020-00007)

CITY OF ALEXANDRIA, VIRGINIA

DATE: MARCH 5, 2021

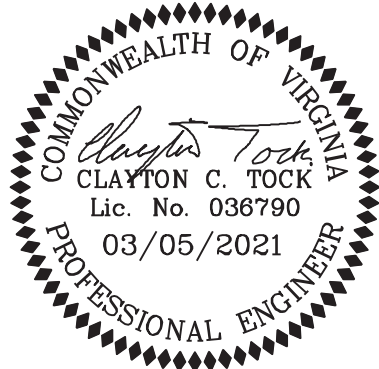
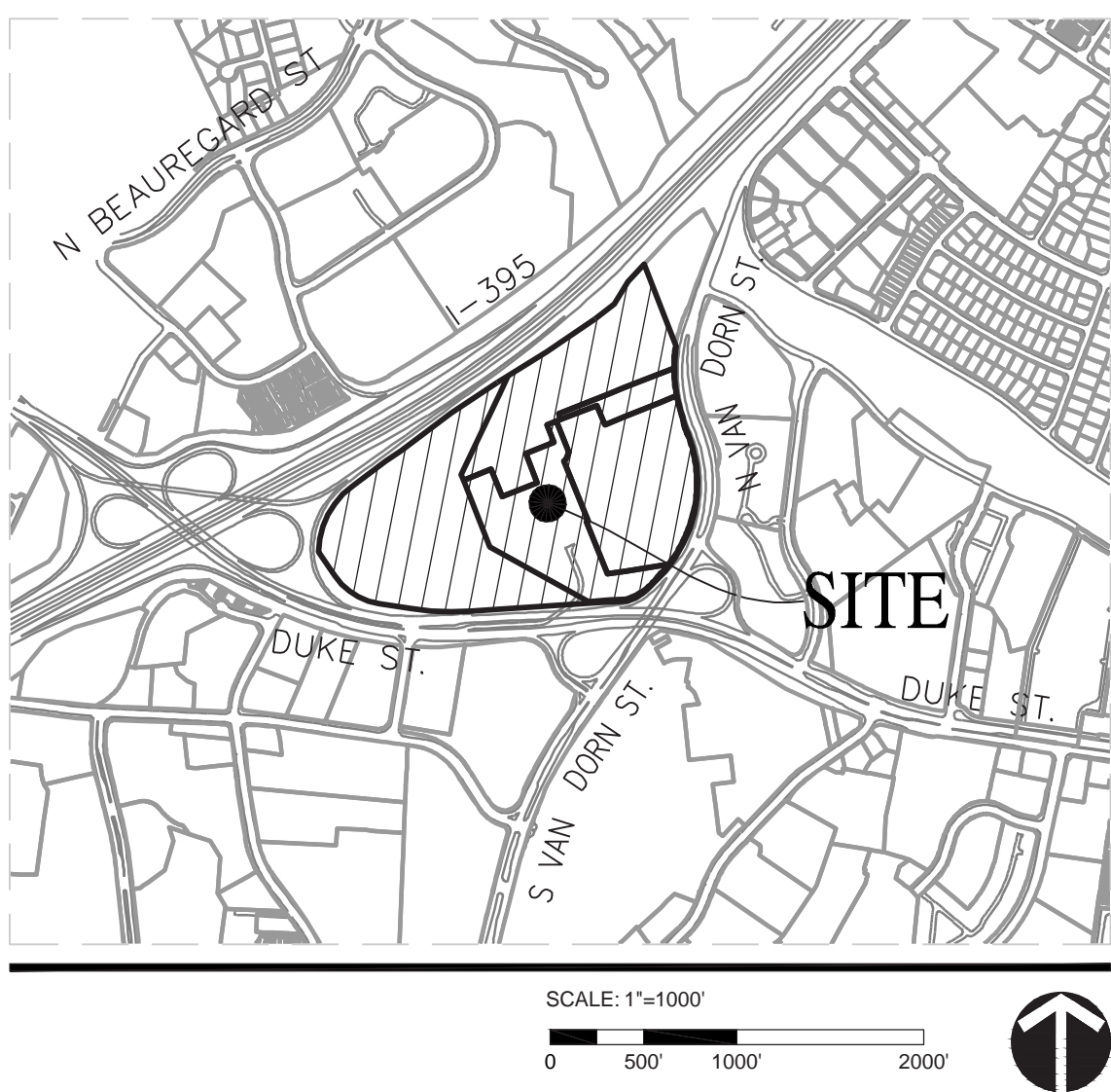
### ZONING TABULATIONS

SITE ADDRESS & TAX MAP NUMBERS:	047.02-03-05 (5801 DUKE ST), 047.02-03-06 (5701 DUKE ST), 047.02-03-07 (5701 B DUKE ST), 047.02-03-08 (5901 DUKE ST), 047.02-0-09 (5815 DUKE ST).	PROPOSED ZONE:	CDD (COORDINATED DEVELOPMENT DISTRICT)
EXISTING SITE AREA:	047.02-03-05 - 380,320 S.F. OR 8.7309 AC. (LANDMARK-VAN DORN SAP) 047.02-03-06 - 496,605 S.F. OR 11.4005 AC. (LANDMARK-VAN DORN SAP) 047.02-03-07 - 68,669 S.F. OR 1.5764 AC. (LANDMARK-VAN DORN SAP) 047.02-03-08 - 791,782 S.F. OR 18.1768 AC. (LANDMARK-VAN DORN SAP) 047.02-03-09 - 504,509 S.F. OR 11.5819 AC. (LANDMARK-VAN DORN SAP) TOTAL = 2,241,885 S.F. OR 51.4666 AC.	PROPOSED USE:	THIS PROJECT PROPOSES A DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE, AS DEFINED BY SECTION 2-145 OF THE ZONING ORDINANCE, OF 4,200,000 SQUARE FEET, EXCLUSIVE OF COMMUNITY FACILITIES AND EXISTING & PROPOSED ABOVE-GRADE PARKING STRUCTURES. AT LEAST 20% OF THE TOTAL PROPOSED DEVELOPMENT SQUARE FOOTAGE SHALL BE ATTRIBUTED TO NON-RESIDENTIAL USES, WHICH MAY INCLUDE COMMERCIAL, THEATRE, HOTEL, RETAIL, HEATH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSE FACILITY, CONTINUUM OF CARE FACILITY, DAY CARE CENTER, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE. IN ADDITION TO THE 20% REQUIRED COMMERCIAL USES, RESIDENTIAL USES MAY BE PROVIDED. ABOVE-GRADE PARKING USES ARE ALSO PERMITTED.
EXISTING ZONE:	CR/COMMERCIAL REGIONAL AND CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE (MEDIUM)		
SMALL AREA PLAN DISTRICT:	LANDMARK MALL		
EXISTING USE:	047.02-03-05 - SHOPPING CENTER 047.02-03-06 - SHOPPING CENTER 047.02-03-07 - SHOPPING CENTER 047.02-03-08 - SHOPPING CENTER 047.02-03-09 - SHOPPING CENTER		
EXISTING FAR UNDER CURRENT ZONING:	047.02-03-05 - 380,320 S.F. OR 8.7309 AC. - CRMU-M ZONE - MAX S.F. = 475,400 S.F. 047.02-03-06 - 496,605 S.F. OR 11.4005 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 620,756.25 S.F. 047.02-03-07 - 68,669 S.F. OR 1.5764 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 85,836.25 S.F. 047.02-03-08 - 791,782 S.F. OR 18.1768 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 989,727.5 S.F. 047.02-03-09 - 504,509 S.F. OR 11.5819 AC. - CR & CRMU-M ZONE - CRMU-M ZONED PORTION APPROX. 2.5 AC		
EXISTING ADT:	17,579 TRIPS	APPROXIMATE DISTURBED AREA:	2,521,400 SF OR 57.88 AC (INCLUDES OFFSITE WORK IN RIGHT OF WAY)
MAXIMUM FAR (CR-ZONE):	1.0	PROPOSED BUILDING HEIGHT:	RANGE 35FT TO 250 FT. REFER TO CONCEPTUAL BUILDING HEIGHTS MAP. HEIGHT MAXIMUMS ARE NOT APPLICABLE TO ACCESSORY STRUCTURES IN PUBLICLY ACCESSIBLE OPEN SPACE.
MAXIMUM FAR (CRMU-M ZONE):	1.0 + ADDITIONAL 0.25 (RETAIL USE)	MAXIMUM FAR PER LANDMARK /VAN DORN SAP:	N/A
		FLOOR AREA PROPOSED :	UP TO A MAXIMUM OF 4,200,000 SF OF MIXED USE DEVELOPMENT, EXCLUDING THE EXISTING AND PROPOSED PARKING GARAGES.
		PROPOSED ADT:	30,526 TRIPS
		PROPOSED OPEN SPACE:	MINIMUM 152,500 SF (OR 3.5 ACRES)

### PARKING TABULATION

Floor Area Proposed				Parking Tabulations			
Density & Uses				Existing Parking Supply			
Max Total Development Density	4,235,000 SF	1.89	FAR	Existing Garage Spaces	2,918		
Max Non-Profit Institution Medical Campus	1,100,000 SF			Spaces Removed	(261)		
Max Residential	2,500 units			Net Existing Spaces	2,657		
Above Grade Parking				Parking Supply & Requirements			
Existing	Proposed	Total		Scenario 1	Scenario 2		
Existing Garage	1,017,165 SF	1,017,165 SF		Balanced Program	Max Resi		
Master Developer	1,330,000 SF	1,330,000 SF		Total Required Parking (spaces)	7,052	6,618	
Non-Profit Institution Medical Campus	280,000 SF	280,000 SF		Less: Existing Parking Supply	(2,657)	(2,657)	
Total	1,017,165 SF	2,627,165 SF		Required Parking Construction (spaces)	4,395	3,961	
				Provided Above-Grade	3,338	2,904	
				Provided Below-Grade	1,057	1,057	
Density & Uses - Including Above-Grade Parking				Residential			
Max Total Development Density	4,235,000 SF	1.89	FAR	Units	2,172 units	2,500 units	
Above-Grade Parking	2,627,165 SF	3.06	FAR	Parking Spaces Required	2,667	3,094	
Total	6,862,165 SF	3.06	FAR	Average Parking Ratio	1.2 / unit	1.2 / unit	
				Non-Profit Institution Medical Campus			
				Total Square Feet	1,100,000	1,100,000	
				Parking Spaces Required	1,820	1,820	
				Commercial			
				Total Square Feet	765,000	437,000	
				Parking Spaces Required	2,565	1,704	
				Average Parking Ratio	3.4 / 1,000	3.9 / 1,000	

### VICINITY MAP



### SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	SOIL MAP
02A	EXISTING CONDITONS PLAN
03	LAND USE PLAN
03A	PARTIAL ILLUSTRATIVE PLAN
04	PROPOSED BLOCK PLAN - PARKING
05	PROPOSED PHASING PLAN
06	CONCEPTUAL GRADING PLAN
07	BICYCLE FACILITIES PLAN
08	STREET HIERARCHY PLAN
09A-09F	STREET SECTIONS
10	TRANSIT HUB DIAGRAM
11	SITE SECTIONS
12	OPEN SPACE PLAN
12A-12C	PUBLIC REALM DIAGRAMS
12D-12F	TREE INVENTORY
13	HEIGHT DIAGRAM
14	MASTER STORMWATER MANAGEMENT PLAN
15	SANITARY PLAN & COMPUTATIONS
16	ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET
17	ULTIMATE PUBLIC ROW IMPROVEMENTS - VAN DORN STREET
18	STREETSCAPE SECTIONS
19-20	AUTOTURN EXHIBIT

### NARRATIVES

#### DESCRIPTION OF DEVELOPMENT:

THE SITE IS BORDERED TO THE NORTH BY HENRY G. SHIRLEY MEMORIAL HWY (I-395), TO THE SOUTHEAST BY DUKE STREET, AND TO THE EAST BY VAN DORN STREET.

THIS PROJECT PROPOSES A MIXED-USE DEVELOPMENT WITH THE POTENTIAL FOR A RANGE OF USES ACROSS THE ENTIRE SITE. THESE USES WOULD INCLUDE COMMERCIAL, THEATRE, HOTEL, RETAIL, HEALTH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSING FACILITY, CONTINUUM OF CARE FACILITIES, DAY CARE CENTERS, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, AND OFFICE (INCLUDING MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE), AND RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE

#### SPECIAL AMENITIES:

AS PART OF THE OVERALL PROPOSED DEVELOPMENT FOR THE SITE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENITIES INCLUDING A MINIMUM 3.5 ACRES OF OPEN SPACE NETWORK TO INCLUDE A CENTRAL PARK, PASEO, AND TERRACE PARK, AS WELL AS NEIGHBORHOOD PARKS. COLLECTIVELY, THESE PARKS WILL PROVIDE A MIX OF ACTIVE AND PASSIVE USES, AS WELL AS A COMBINATION OF LANDSCAPE AND HARDSCAPE AREAS, FOR RESIDENTS AND VISITORS ALIKE.

IN ADDITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENTS AND THE SURROUNDING COMMUNITY.

#### ADJACENT PROPERTIES:

OVERALL, ANY ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.

ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD EROSION AND SEDIMENT CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE OVERALL RUNOFF FROM THE SITE. IN ADDITION, BOTH ON AND OFF-SITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE DSUP PHASES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

#### SANITARY NARRATIVE:

THIS PROJECT WILL UTILIZE A COMBINATION OF EXISTING AND NEW INFRASTRUCTURE INFRASTRUCTURE TO PROVIDE ONSITE SANITARY SEWER LINES TO SERVE THE SITE. THE SITE ULTIMATELY OUTFALLS INTO AN EXISTING 12" LINE WITHIN THE VAN DORN RIGHT OF WAY. THE EXISTING LINE MAY NEED TO BE UTILIZED BASED ON THE MORE CONSERVATIVE ULTIMATE DENSITY OF THE SITE. THE EXISTING 12" SEWER LINE ULTIMATELY DISCHARGES INTO THE EXISTING 30" TRUNK LINE LOCATED AT MANHOLE 002474SSMH. SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 15.

#### STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE NARRATIVE:

IN ACCORDANCE WITH ARTICLE XIII OF THE CITY ZONING ORDINANCE, THE PROJECT PROPOSES TO PROVIDE ON-SITE DETENTION FACILITIES. THE 2 AND 10 YEAR STORM EVENTS WILL BE CONTROLLED IN THE DETENTION FACILITIES ALONG WITH MEETING THE ENERGY BALANCE REQUIREMENTS. PORTIONS OF THE SITE THAT ARE LOCATED IN THE LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET A MORE STRINGENT STORMWATER MANAGEMENT REQUIREMENT, AS THE EXISTING CONDITION OF THE SITE IS LARGELY IMPERVIOUS, THE POST DEVELOPMENT CONDITIONS OF THE SITE, INCLUDING A REDUCTION IN IMPERVIOUS AREA AND THE INSTALLATION OF NEW BMP/SWM FACILITIES, ARE EXPECTED TO RESULT IN A REDUCTION IN RUNOFF.

THE CURRENT PLAN RESULTS IN A TOTAL LOAD REDUCTION OF 42.44 LBS/YEAR PER THE CITY OF ALEXANDRIA REULCATION OF 40% REQUIREMENT PER THE SMALL AREA PLAN. THE APPLICANT WILL TREAT THE EXISTING PARKING STRUCTURE WITH A STRUCTURAL BMP DEVICE. THE REMAINING LOAD REDUCTION REQUIREMENTS (AFTER THE GARAGE IS TREATED) WILL BE PRO-RATED AMONGST THE LANDBAYS BASED ON A PERCENTAGE BASIS OF THE LANDBAY AREA COMPARED TO THE NET SITE AREA AFTER THE GARAGE AREA IS DEDUCTED. THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFF-SITE NUTRIENT CREDITS IN ADDITION TO PROVIDING ONSITE TREATMENT.

#### NOTE:

- EACH BLOCK CAN PROVIDE STRUCTURED BMPS UP TO THE MAXIMUM ALLOWED BY THE CITY'S MEMORANDUM TO INDUSTRY 01-18.
- EXCEPT FOR THE EXISTING ABOVE GRADE PARKING STRUCTURE WHICH SHALL BE RETROACTIVELY TREATED WITH MANUFACTURED BMPS, BMPS FOR ALL OTHER DEVELOPMENT BLOCKS WITHIN THE SAP WILL BE DESIGNED CONSISTENT WITH THE CITY'S MEMORANDUM TO INDUSTRY 01-18.

#### PARKING NARRATIVE:

RETAIL AND OFFICES USES ALONG "ROAD 1", ALONG WITH ALL USES ON BLOCKS ADJACENT TO THE EXISTING PARKING GARAGE, WILL UTILIZE PORTIONS OF THE EXISTING PARKING DECK FOR PARKING. AS DISCUSSED FURTHER IN THE PHASING NARRATIVE ON SHEET 06, INTERIM SURFACE PARKING LOTS MAY BE USED ON "FUTURE PHASE" BLOCKS, WITH SUCH SURFACE PARKING LOTS TO BE REMOVED AT THE TIME OF THE BLOCKS' DEVELOPMENT.

DEVELOPMENT OF "FUTURE PHASE" BLOCKS SHALL PROVIDE BELOW GRADE PARKING WHERE FEASIBLE. WHERE ABOVE-GRADE PARKING IS UTILIZED FRONTING "ROAD 1" AND/OR OPEN SPACE, THE GROUND LEVEL SHALL BE SCREENED WITH ACTIVE USES, WITH ARCHITECTURAL FACADES SCREENING ALL OTHER ABOVE-GRADE PARKING.

FINAL PARKING TABULATIONS SHALL BE PROVIDED BASED UPON THE REQUIREMENTS OF THE ZONING ORDINANCE AS APPROPRIATE FOR APPROVED USES WITHIN THIS PROJECT AT TIME OF DSUP.

#### PARKING TABULATION NOTES:

AS THE PROJECT PROVIDES FLEXIBILITY FOR USES, TWO OPTIONS AREA PROVIDED BELOW BASED ON POTENTIAL RATIOS OF COMMERCIAL USES AND RESIDENTIAL USES. A SHARED PARKING STRATEGY WILL ALSO BE PURSUED FOR THE DEVELOPMENT AT DSUP LEVEL WHEN FINAL USES ARE CONFIRMED.

- MAXIMUM PARKING SHALL BE PROVIDED BASED UPON THE REQUIREMENTS OF THE ZONING ORDINANCE AS APPROPRIATE FOR APPROVED USES WITHIN THIS PROJECT, WITH THE EXCEPTION OF INOVA USES, WHICH SHALL PROVIDE PARKING AS SET FORTH HEREIN BASED ON DEMAND.
- RESIDENTIAL PARKING ASSUMPTIONS ARE BASED UPON A STANDARD UNIT SIZE OF 1,000 GSF (ASSUMED 900 NET SQUARE FEET), AND THE MAXIMUM UNIT COUNT PROVIDED IN THE ZONING TABULATIONS.

### DEVELOPMENT BY USE AND BLOCK

Balanced Program																
Density (GSF)	Total SF	Resi Units	Hotel Keys	Block A	Block B	Block C	Block D	Block E	Block G	Block H	Block I	Block J	Block K	Block L	Blocks M&N	
Hospital	992,400			859,500	132,900											
Office & Medical Office	397,600					107,600	140,000	150,000								
Residential	2,370,000	2,172 units						320,000	250,000	350,000	400,000	240,000	350,000	260,000	200,000	
Hotel	125,000		192 keys				125,000									
Retail	298,000							70,000	40,000	42,000	85,000	15,000	35,000	11,000		
Fire Station	52,000											52,000				
Total	4,235,000	2,172 units	192 keys	859,500	132,900	107,600	265,000	540,000	290,000	392,000	485,000	307,000	385,000	271,000	200,000	
FAR over Gross Land Area				1.89	FAR											
Max Residential																
Density (GSF)	Total SF	Resi Units	Hotel Keys	Block A	Block B	Block C	Block D	Block E	Block G	Block H	Block I	Block J	Block K	Block L	Blocks M&N	
Hospital	992,400			859,500	132,900											
Office & Medical Office	207,600					107,600		100,000								
Residential	2,698,000	2,500 units					335,000	300,000	250,000	350,000	418,000	235,000	350,000	260,000	200,000	
Hotel			0 keys													
Retail	285,000							70,000	40,000	42,000	67,000	20,000	35,000	11,000		
Fire Station	52,000											52,000				
Total	4,235,000	2,500 units	0 keys	859,500	132,900	107,600	335,000	470,000	290,000	392,000	485,000	307,000	385,000	271,000	200,000	
FAR over Gross Land Area				1.89	FAR											

### PROJECT TEAM

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#### TRAFFIC ENGINEER

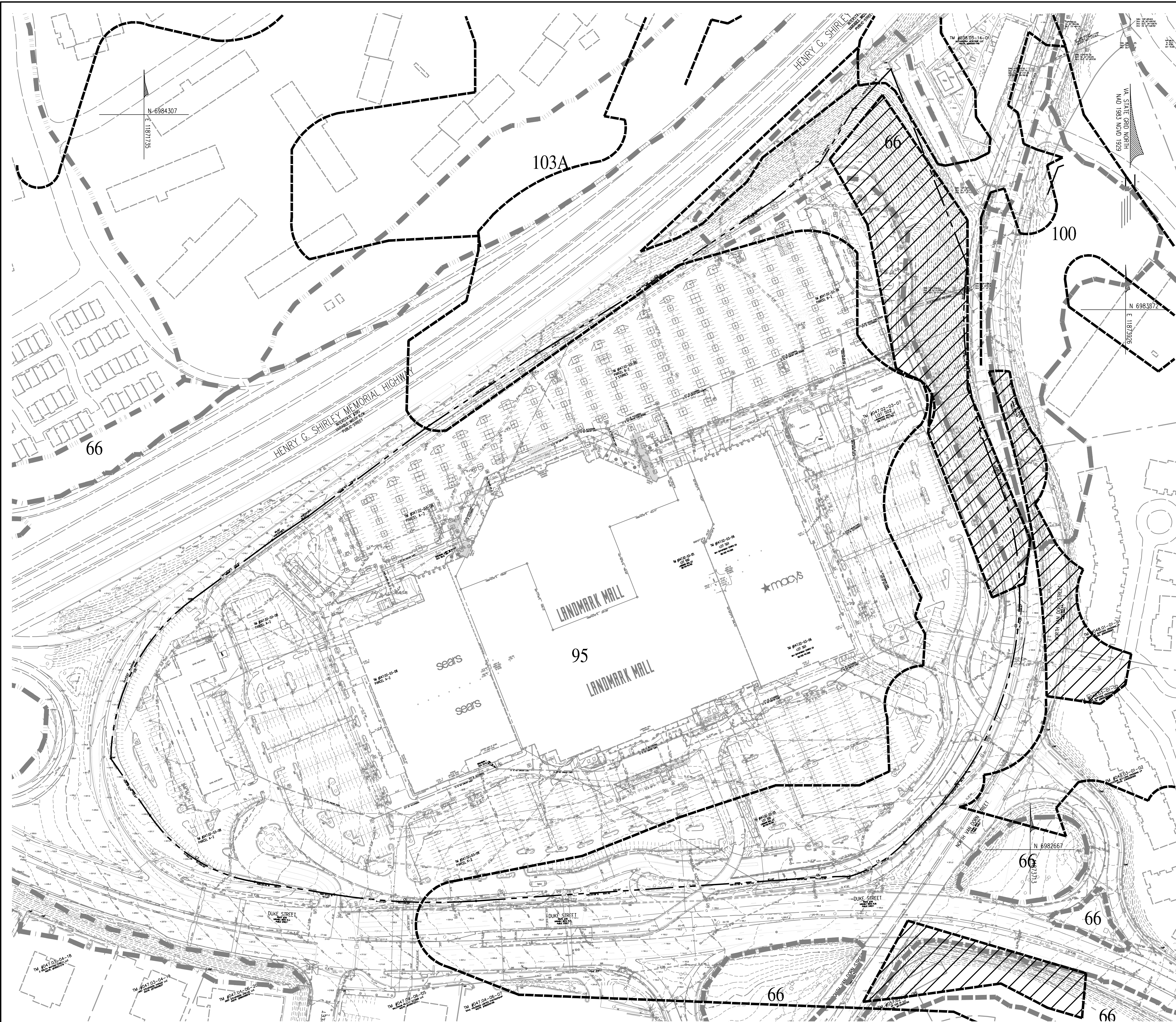
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## NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB. 01, 2012
2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MARINE CLAY SOILS ONSITE.

## PROPERTY CURVE TABLE

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

## SOIL INFORMATION

SS	URBAN LAND	CLASS	USDA	USDA	USDA	SOIL DRAINED
66	KINGSTOWN SANDY CLAY LOAM	10	N/A	N/A	N/A	N/A

## LEGEND

- EXISTING WATER LINE
- EX. FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING CONTOURS
- EXISTING WETLANDS
- EX. RET. WALL
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- EX. STREET LIGHTS
- EXISTING TREE
- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE



**PROJECT TEAM**

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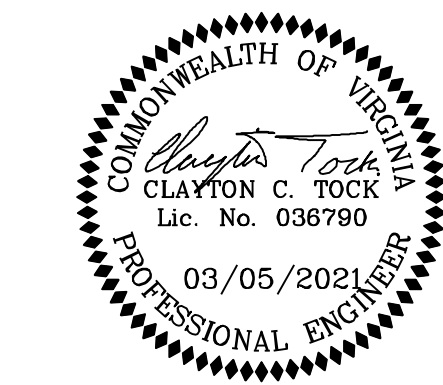
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TEL. 240-499-9600

KEY MAP

SEAL



PROJECT

## LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDDESIGN PROJ.# RZ-1877

### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03-05-2021
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE: 1"=100' NORTH

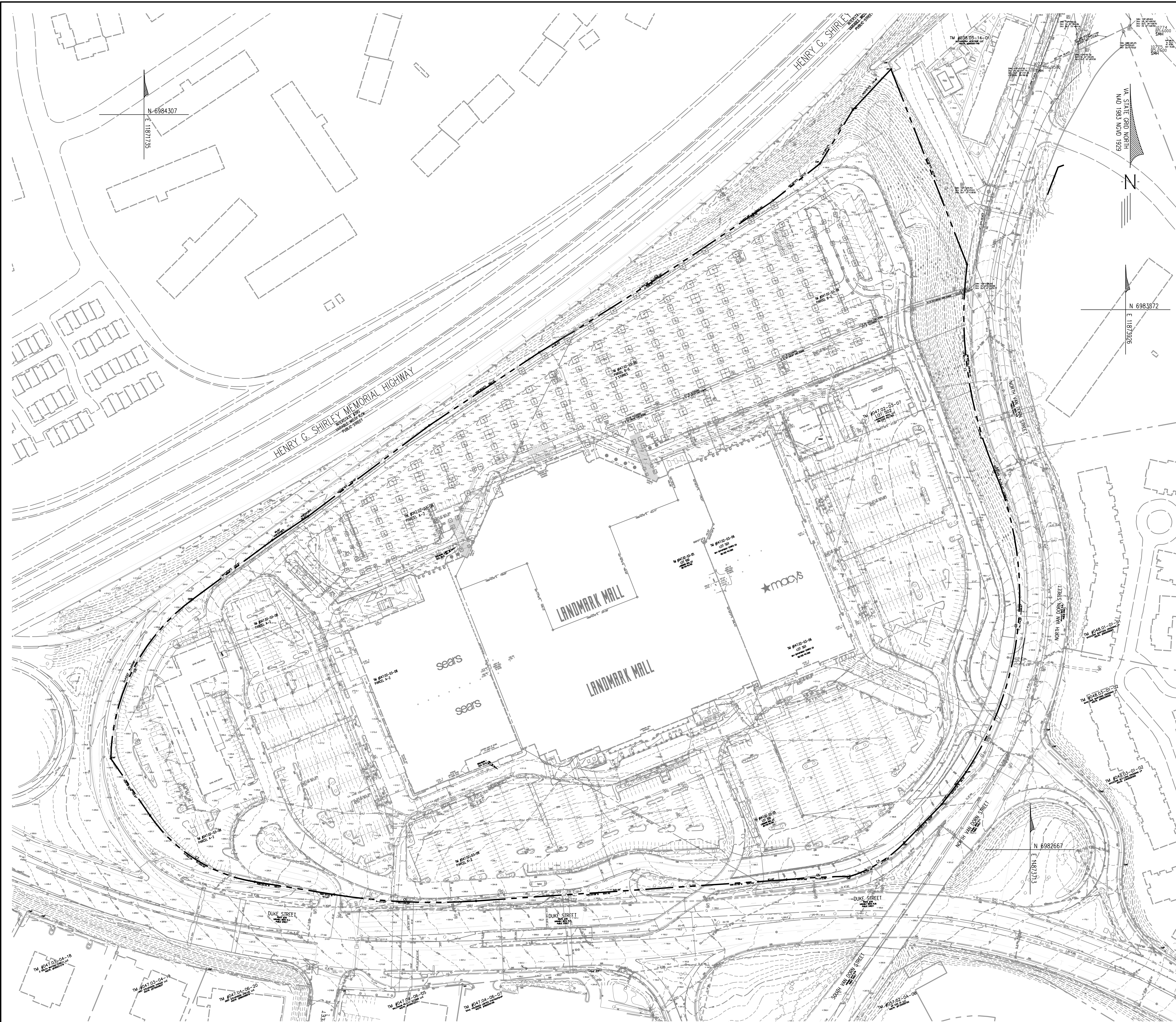
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HORIZ: AS NOTED

SHEET TITLE

SOIL MAP

SHEET NUMBER





## NOTES

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C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

## LEGEND

W	EXISTING WATER LINE
EX. FIRE HYDRANT	
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
G	EXISTING GAS LINE
GV	EXISTING GAS VALVE
OW	EXISTING OVERHEAD WIRE
L	EXISTING LIGHTING
F	EXISTING FENCE
TL	EXISTING TREE LINE
C	EXISTING CONTOURS
W	EXISTING WETLANDS
EX. RET. WALL	
T	EXISTING TELEPHONE LINE
E	EXISTING ELECTRIC LINE
CATV	EXISTING CABLE TV LINE
EX. POWER POLE	
X 25.60	EXISTING SPOT ELEVATION
EX. STREET LIGHTS	
EX. TREE	



### PROJECT TEAM

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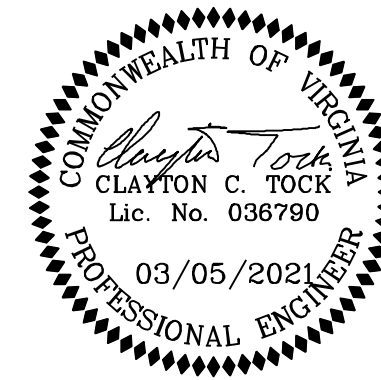
**LANDSCAPE ARCHITECT**  
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### APPLICANTS

FOULGER-PRATT DEVELOPMENT, LLC  
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TEL. 240-499-9600

### KEY MAP

### SEAL



### PROJECT

## LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

### LANDDESIGN PROJ.#

RZ-1877

### REVISION / ISSUANCE

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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
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### SCALE

1"=100'

NORTH

VERT: AS NOTED  
HORZ: AS NOTED



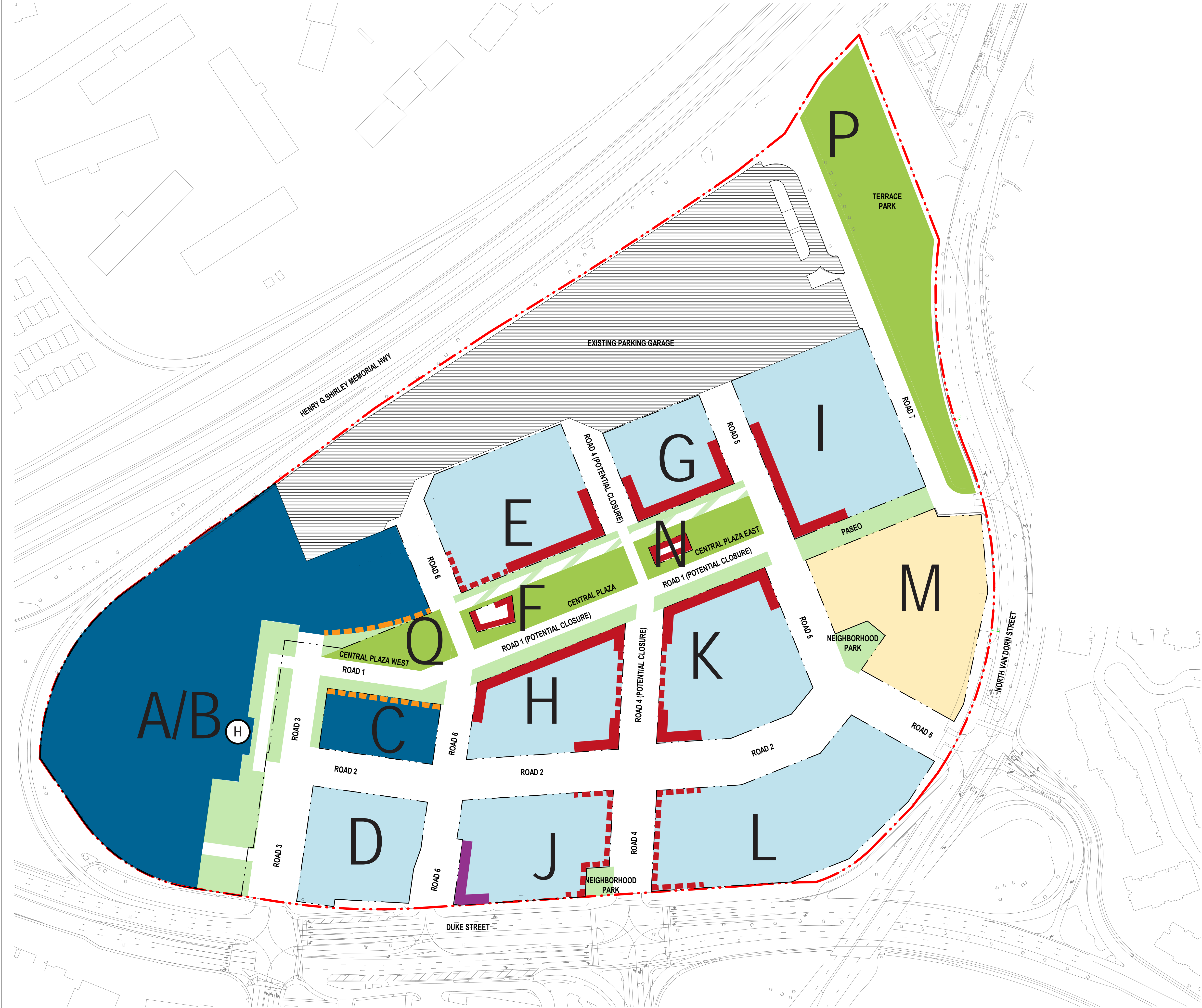
### SHEET TITLE

### EXISTING CONDITONS PLAN

### SHEET NUMBER

02A





NOTES

- 1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB. 01, 2012
- 2. TRANSIT HUB IS SHOWN LOCATED ON "ROAD 2." SEE SHEETS 10A AND 10B FOR ADDITIONAL INFORMATION. FINAL LOCATION ON THE BLOCK AND FINAL DIMENSIONS MAY VARY FROM WHAT IS SHOWN.
- 3. PRIMARY ACTIVE STREET FRONTAGE WILL INCLUDE ACTIVE GROUND FLOOR USES THAT COULD INCLUDE: RETAIL; RESTAURANTS, BARS, AND CAFES; ENTERTAINMENT VENUES SUCH AS THEATERS; PERSONAL SERVICE ESTABLISHMENTS AND DAY CARE CENTERS; HEALTH AND ATHLETIC CLUBS; AND LOBBIES AND BUILDING AMENITIES.
- 4. SECONDARY ACTIVE STREET FRONTAGE WILL INCLUDE ACTIVE GROUND FLOOR USES THAT COULD INCLUDE: PERSONAL SERVICE ESTABLISHMENTS AND DAY CARE CENTERS; COMMERCIAL OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE; AND LOBBIES AND BUILDING AMENITIES. RETAIL; RESTAURANTS, BARS, AND CAFES; AND ENTERTAINMENT VENUES WILL NOT BE PRECLUDED IF MARKET CONDITIONS ALLOW.
- 5. HELIPAD LOCATION SHOWN ON BLOCK A. EXACT LOCATION ON THE BLOCK MAY VARY FROM WHAT IS SHOWN. ADDITIONAL DETAILS WE BE PROVIDED AT THE DSUP LEVEL.

NARRATIVE

THIS PROJECT PROPOSES A VIBRANT MIXED-USE DEVELOPMENT, THE COMPLEMENTARY MIX OF USES, WHICH MAY INCLUDE THE FOLLOWING: COMMERCIAL, THEATRE, HOTEL, RETAIL, HEALTH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSING FACILITY, CONTINUUM OF CARE FACILITIES, DAY CARE CENTERS, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, AND OFFICE (INCLUDING MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE), AND RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE.

WHILE THIS PROJECT DOES NOT CURRENTLY HAVE A PARTICULAR UNIT BREAKDOWN OR SPECIFIC SIZE PER DWELLING UNIT DETERMINED, BASED UPON AN AVERAGE OF 1,000 SQUARE FEET PER DWELLING UNIT, A MAXIMUM OF 2,500 DWELLING UNITS WOULD BE PERMITTED AT THE SITE.

THE APPLICANT ALSO PROPOSES TO PROVIDE A MINIMUM OF 3.5 ACRE OPEN SPACE NETWORK ACROSS THE SITE, TO INCLUDE CENTRAL PLAZA, TERRACE PARK, AND PASEO, AS WELL AS ADDITIONAL NEIGHBORHOOD PARKS. SEE OPEN SPACE PLAN ON SHEET 12 FOR MORE INFORMATION. IN ADDITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENTS AND THE SURROUNDING COMMUNITY.

RETAIL NARRATIVE

POTENTIAL RETAIL USES TO INCLUDE NEIGHBORHOOD GOODS AND SERVICES, FOOD AND BEVERAGE USES (FINE DINING, CASUAL, FAST CASUAL, FAST FOOD, FOOD HALL, BEER GARDEN BARS, DINNER THEATERS, COFFEE SHOPS, ALCOHOL VENDORS), LARGE AND SMALL FORMAT RETAILERS, GROCERY, SOCIAL GAMES AND GATHERING CONCEPTS, FITNESS / GYMS / HEALTH AND WELLNESS FACILITIES, MEDICAL OFFICE/PHARMACEUTICAL, POP-UP SPACES, CO-WORKING SPACES, MOVIE THEATERS, "ART-TAINMENT" CONCEPTS, PROTOTYPE STORES, CHILDREN'S PLAY AND/OR EDUCATION, CONCERT OR PERFORMANCE VENUES, CONVENTION SPACE, ART / ARTIST INSTALLATIONS OR GALLERIES, SCIENCE CENTERS, PET FACILITIES, MUSEUMS, COMMUNITY SERVICE PROVIDERS (DRY CLEANERS, SALONS, SPAS, ETC), AND OTHER USES.

LEGEND

- PRIMARY ACTIVE STREET FRONTAGE
- SECONDARY ACTIVE STREET FRONTAGE
- MIXED USE
- INOVA
- RESIDENTIAL
- FIRE STATION
- GROUND FLOOR ACTIVATED USE
- HELIPAD
- EXISTING GARAGE
- BUILDING
- OPEN SPACE
- OPEN SPACE LANEWAY
- PUBLICLY ACCESSIBLE OPEN SPACE

PROJECT TEAM

**APPLICANT**  
FOULGER-PRATT DEVELOPMENT, LLC  
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KEY MAP

SEAL

PROJECT

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118

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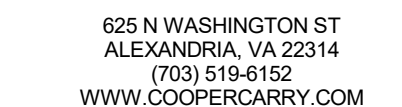
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VERT: AS NOTED  
HORZ: AS NOTED

SHEET TITLE: LAND USE PLAN

SHEET NUMBER





1. ILLUSTRATIVE PLAN FOR INFORMATION ONLY. SUBJECT TO CHANGE WITH FINAL INFRASTRUCTURE DSP AND OTHER DSUP PLANS

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\_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
*Stephen Michael Smith*  
 STEPHEN MICHAEL SMITH  
 Lic. No. 0401014885  
 03/05/2021  
 ARCHITECT

LANDMARK  
MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ.# 20200118

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SCALE AS NOTED

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SHEET TITLE






### PARTIAL ILLUSTRATIVE PLAN

SHEET NUMBER

## 03A

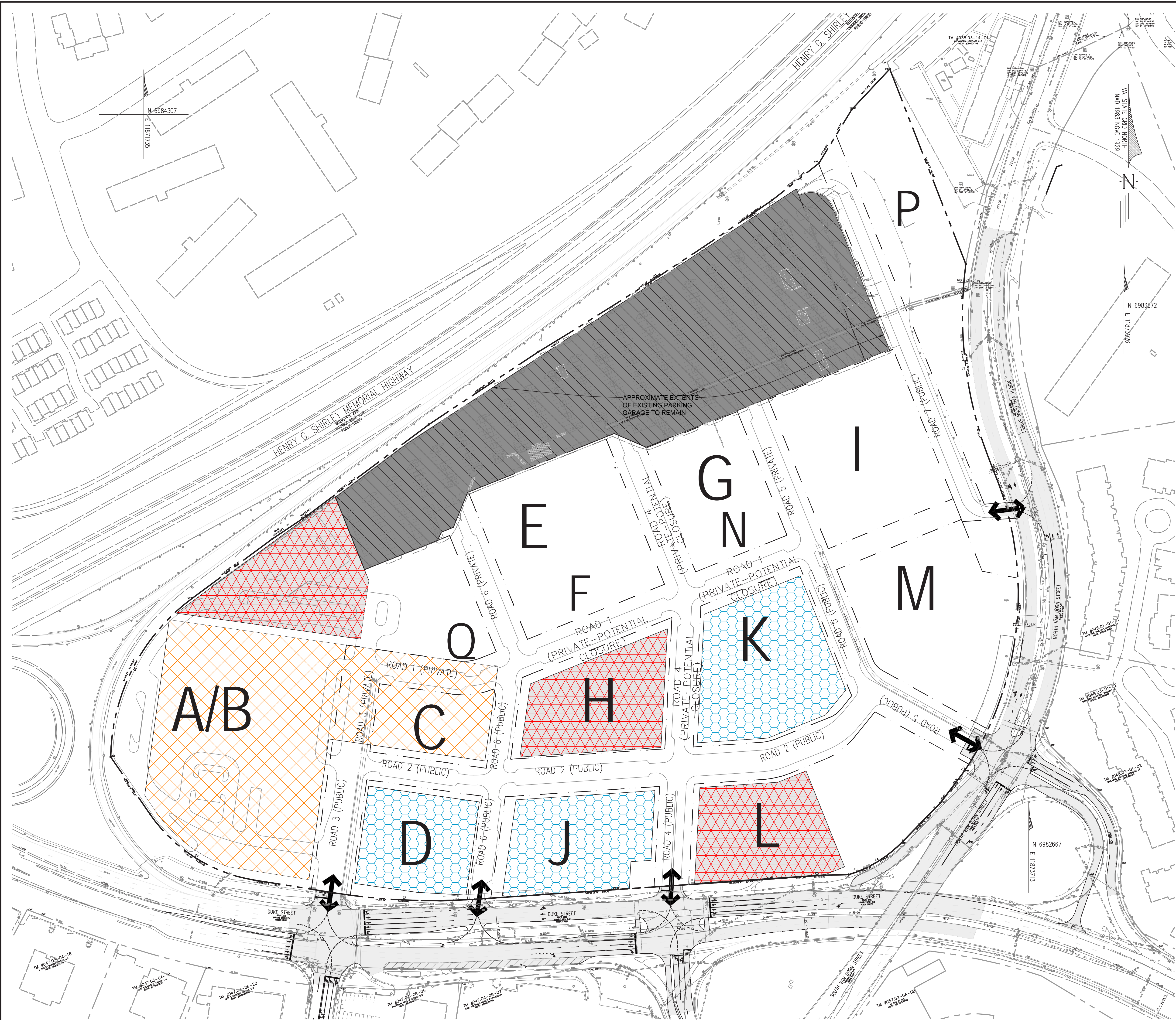


### LEGEND

-  BUILDING  
 OPEN SPACE  
 OPEN SPACE LANEWAY  
 PUBLICLY ACCESSIBLE OPEN SPACE  
 EXISTING GARAGE

ORIGINAL SHEET SIZE: 24" X 36"





PARKING NARRATIVE

RETAIL AND OFFICES USES ALONG "ROAD 1," ALONG WITH ALL USES ON BLOCKS ADJACENT TO THE EXISTING PARKING GARAGE, WILL UTILIZE PORTIONS OF THE EXISTING PARKING DECK FOR PARKING. AS DISCUSSED FURTHER IN THE PHASING NARRATIVE ON SHEET 05, INTERIM SURFACE PARKING LOTS MAY BE USED ON "FUTURE PHASE" BLOCKS, WITH SUCH SURFACE PARKING LOTS TO BE REMOVED AT THE TIME OF THE BLOCKS' DEVELOPMENT. THE EXISTING PARKING GARAGE WILL BE REPAIRED AS NEEDED, HOWEVER, THE GARAGE FACING 1-395 WILL NOT INCORPORATE ANY ARCHITECTURAL ENHANCEMENTS/FACADES.

DEVELOPMENT OF "FUTURE PHASE" BLOCKS SHALL PROVIDE BELOW GRADE PARKING WHERE FEASIBLE. WHERE ABOVE-GRADE PARKING IS UTILIZED FRONTING "ROAD 1" AND/OR OPEN SPACE, THE GROUND LEVEL SHALL BE SCREENED WITH ACTIVE USES, WITH ARCHITECTURAL FACADES SCREENING ALL OTHER ABOVE-GRADE PARKING.

FINAL PARKING TABULATIONS SHALL BE PROVIDED BASED UPON THE REQUIREMENTS OF THE ZONING ORDINANCE AS APPROPRIATE FOR APPROVED USES WITHIN THIS PROJECT AT TIME OF DSUP.

LEGEND

- APPROXIMATE MAXIMUM LOCATIONS OF BELOW GRADE PARKING PODIUM
- APPROXIMATE EXTENTS OF EXISTING ABOVE GRADE PARKING GARAGE
- APPROXIMATE LOCATIONS OF ABOVE GRADE PARKING FACILITIES
- APPROXIMATE LOCATIONS OF ABOVE AND BELOW GRADE PARKING FACILITIES



**PROJECT TEAM**

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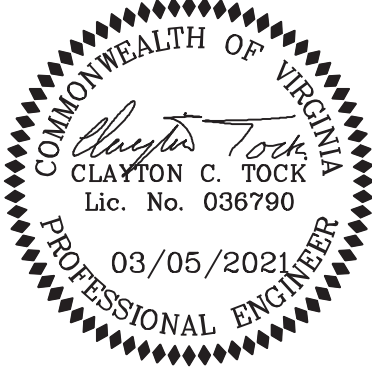
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KEY MAP

SEAL



PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDDESIGN PROJ.# RZ-1877

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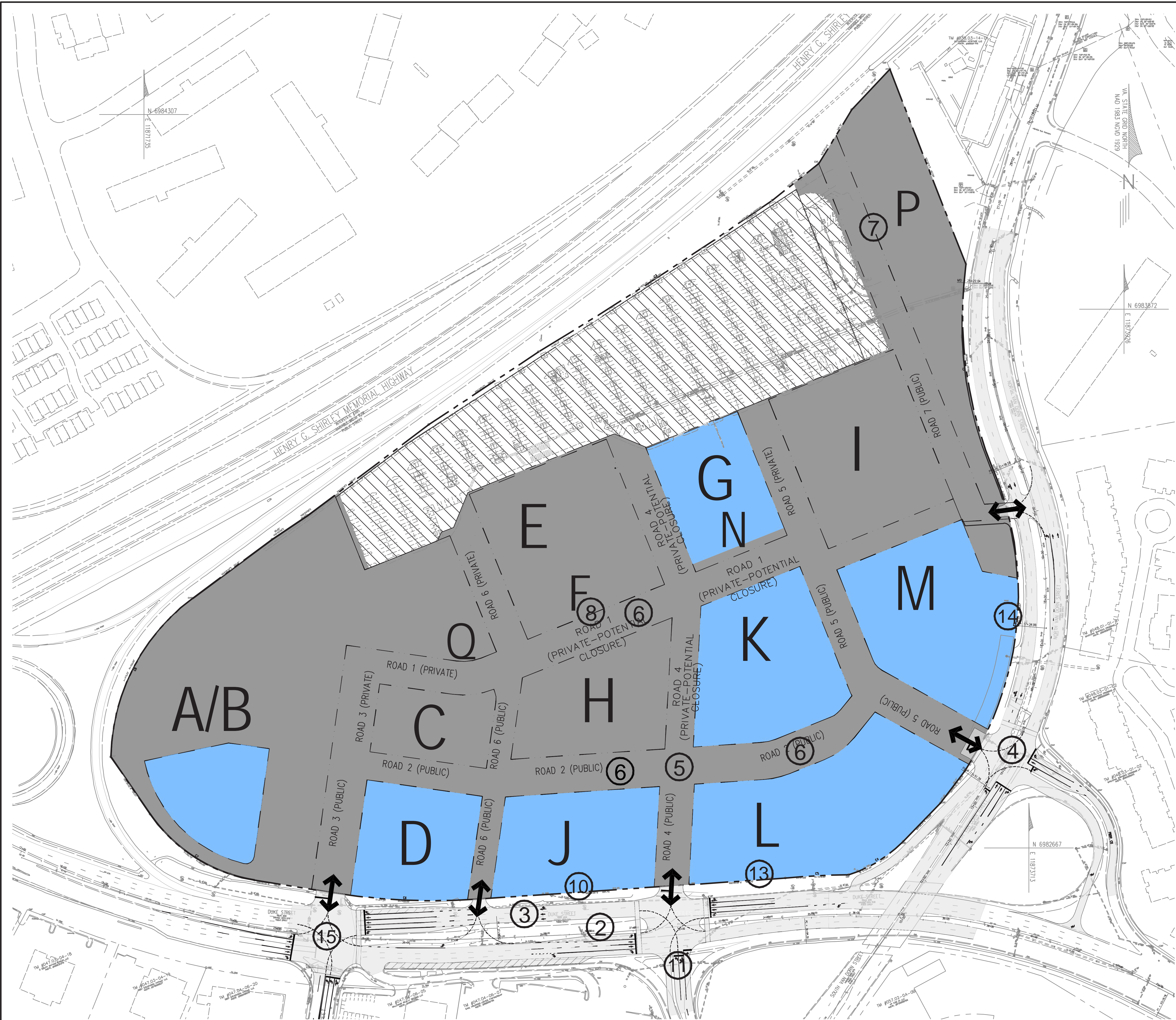


SHEET TITLE

PROPOSED BLOCK PLAN - PARKING

SHEET NUMBER





## PHASING NARRATIVE

THE FIRST PHASE OF THE PROJECT IS EXPECTED TO BEGIN FOLLOWING THE APPROVAL OF REQUIRED ENTITLEMENTS, SUBJECT TO MARKET CONDITIONS. ENTRY ROADWAYS INTO THE SITE, AS NOTED ON THE PLAN, WILL BE INSTALLED AS PART OF THE FIRST PHASE. INSTALLATION OF THE ENTRY ROADS WILL REQUIRE THE REMOVAL OF THE EXISTING VEHICULAR FLY-OVER AND ASSOCIATED INFRASTRUCTURE, WHICH SHALL BE SHOWN ON THE FIRST INFRASTRUCTURE DSP. GENERALLY, FRONTAGE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FIRST INFRASTRUCTURE DSP.

AS SHOWN ON THE ADJACENT PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

INTERIM USES MAY BE CONSIDERED FOR "FUTURE PHASE" BLOCKS, SUCH INTERIM USES INCLUDING BUT NOT LIMITED INTERIM SURFACE PARKING, SUBJECT TO APPROVAL BY THE DIRECTORS OF T&ES AND P&Z.

POTENTIAL INTERIM USES COULD INCLUDE AT-GRADE PARKING FACILITIES, TEMPORARY FOOD AND BEVERAGE USES (STANDS, CARTS, TRUCKS, BEER GARDEN, ETC.), CONSTRUCTION STAGING AREAS, TEMPORARY ENTERTAINMENT VENUES (E.G. MINIGOLF, DRIVE-IN THEATER, CARNIVALS, CONCERT AREAS, ETC.), SEASONAL AND/OR EVENT VENDORS, OVERFLOW SPACE FOR OTHER TENANTS, PICNIC AND LEISURE AREAS, CAR SHOWS AND/OR OTHER EXHIBITION SHOWS, AGREED-UPON GOVERNMENT USES, ATHLETIC FACILITIES, OPEN-AIR MARKETS (FARMER'S MARKETS), AND ANY OTHER AT-GRADE LICENSED PREMISES OR USAGE.

## INFRASTRUCTURE IMPROVEMENTS KEY

- PHASE I IMPROVEMENTS**
- DEMOLITION OF EXISTING MALL STRUCTURE AND ASSOCIATED OUT-LYING BUILDINGS
  - REMOVAL OF FLYOVER + ASSOCIATED INFRASTRUCTURE
  - DUKE STREET IMPROVEMENTS:
    - CLOSURE OF FLYOVER LANE
    - RE-STRIPING OF WESTBOUND LANES
    - RECONFIGURATION OF MEDIAN AT INTERSECTION OF ROADS 3 AND 6.
  - VAN DORN STREET IMPROVEMENTS:
    - REALIGNMENT OF INTERSECTION AT ROAD 5 AND N. VAN DORN STREET.
  - ALL STREETS TO BE CONSTRUCTED.
  - TRANSIT HUB.
  - TERRACE PARK.
  - CENTRAL PLAZA.
  - INTERIM PARKING LOTS/INTERIM USES ON FUTURE PHASE BLOCKS.
  - INTERIM STREETSCAPE ALONG DUKE STREET.

- FUTURE PHASE IMPROVEMENTS**
- DUKE STREET ROAD IMPROVEMENTS:
    - IMPLEMENTATION OF ULTIMATE BUILD-OUT OF ROAD CROSS-SECTION
    - IMPLEMENTATION OF FULL-MOVEMENT INTERSECTION AT DUKE AND ROAD 4.
    - FULL MOVEMENT INTERSECTION ON DUKE STREET & ROAD 6.
  - CONSTRUCTION OF ROAD 6:
    - IF ROAD 6 IS NOT CONSTRUCTED IN PHASE I, IMPLEMENTATION TO OCCUR WITH EITHER DEVELOPMENT OF ADJACENT BLOCK D OR J, WHICHEVER OCCURS FIRST.
  - FINAL STREETSCAPE ALONG DUKE STREET.
  - STREETSCAPE ALONG VAN DORN STREET.
  - INTERSECTION OF WALKER, DUKE, AND ROAD 3 IS STILL UNDER REVIEW, FINAL LAYOUT TO BE CONFIRMED WITH FINAL CONCEPT III SUBMISSION.

## LEGEND

- PROPOSED SITE ACCESS POINT AT SIGNALIZED INTERSECTION
- PHASE I
- FUTURE PHASE
- EXISTING ABOVE GRADE GARAGE TO REMAIN



### PROJECT TEAM

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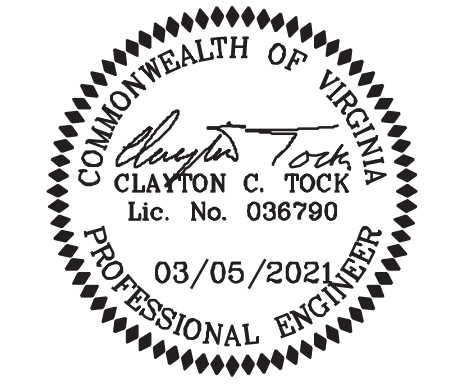
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### KEY MAP

### SEAL



### PROJECT

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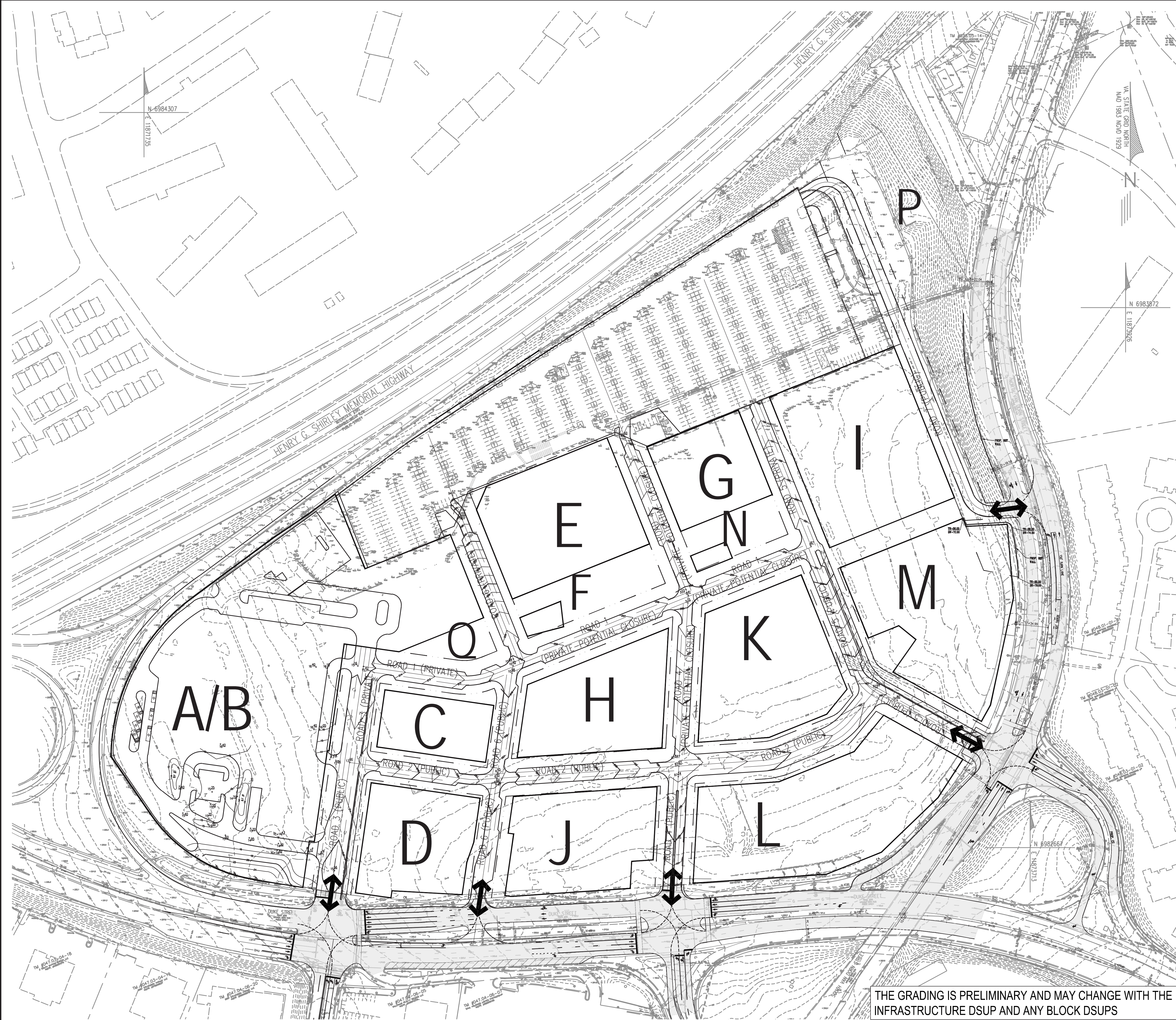
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SHEET TITLE

PROPOSED PHASING PLAN

SHEET NUMBER





THE GRADING IS PRELIMINARY AND MAY CHANGE WITH THE  
INFRASTRUCTURE DSUP AND ANY BLOCK DSUPS

NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB. 01, 2012
- EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS

PROPERTY CURVE TABLE

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

LEGEND

— W —	EXISTING WATER LINE
— H —	EX. FIRE HYDRANT
WM ○	EXISTING WATER METER
WV ○	EXISTING WATER VALVE
— S —	EXISTING STORM DRAIN
— SS —	EXISTING SANITARY SEWER
— G —	EXISTING GAS LINE
— V —	EXISTING GAS VALVE
— W —	EXISTING OVERHEAD WIRE
— L —	EXISTING LIGHTING
— F —	EXISTING FENCE
— T —	EXISTING TREE LINE
— C —	EXISTING CONTOURS
— W —	EXISTING WETLANDS
— R —	EX. RET. WALL
— T —	EXISTING TELEPHONE LINE
— E —	EXISTING ELECTRIC LINE
— CATV —	EXISTING CABLE TV LINE
— P —	EX. POWER POLE
— S —	EXISTING SPOT ELEVATION
— L —	EX. STREET LIGHTS
— T —	EXISTING TREE
— B —	APPROX. BUILDING ENVELOPE



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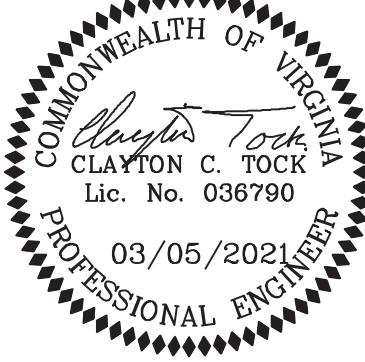
**LANDSCAPE ARCHITECT**  
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KEY MAP

SEAL



PROJECT

LANDMARK MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDDESIGN PROJ.# RZ-1877

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
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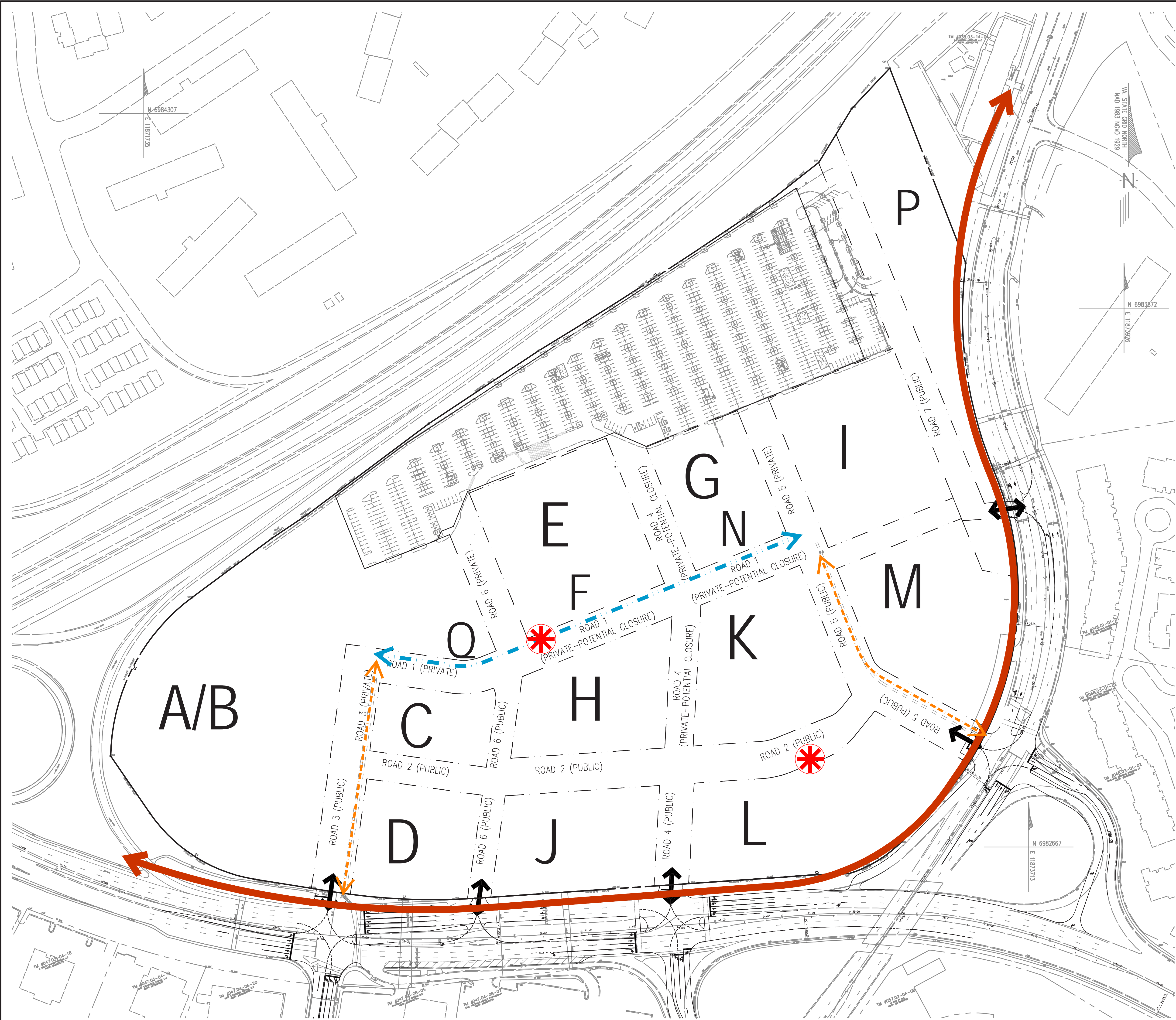
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SHEET TITLE

CONCEPTUAL GRADING PLAN

SHEET NUMBER





## NOTES

- SEE CONCEPTUAL ROAD SECTIONS ON SHEETS 8 THRU 11 FOR ADDITIONAL INFORMATION ON THE CONFIGURATION OF THE BIKE FACILITIES WITHIN THE ROADS.

## LEGEND

- ON STREET BIKE LANES
- SHARED USE PATHS
- SLOW, BIKE-FRIENDLY STREET
- POSSIBLE LOCATION OF BIKE SHARE STATION



**PROJECT TEAM**

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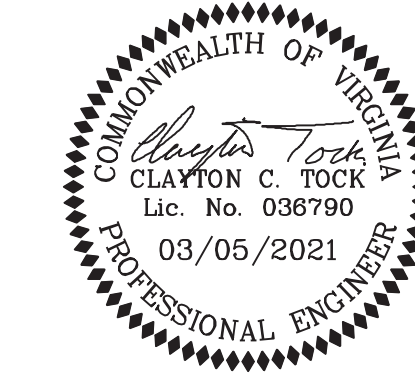
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KEY MAP

SEAL



PROJECT

## LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDSCAPE PROJ.#

RZ-1877

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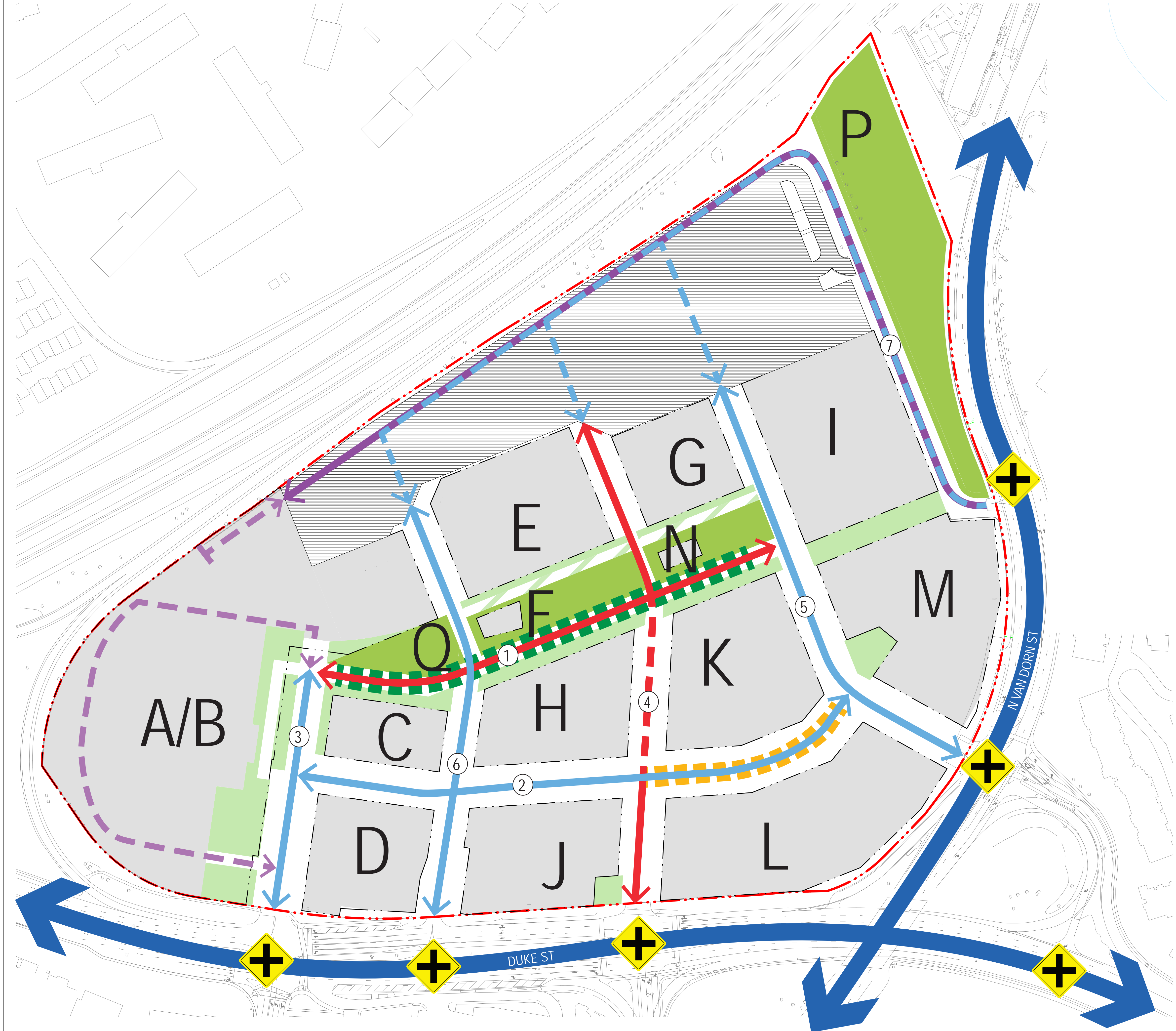
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SHEET TITLE

BICYCLE FACILITIES PLAN

SHEET NUMBER





NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB 01, 2012.
- TRANSIT HUB IS SHOWN LOCATED ON "ROAD 2," SEE SHEETS 10A AND 10B FOR ADDITIONAL INFORMATION. FINAL LOCATION ON THE BLOCK AND FINAL DIMENSIONS MAY VARY FROM WHAT IS SHOWN. ADDITIONAL DETAILS WILL BE PROVIDED AT THE TIME OF INFRASTRUCTURE DSP.
- BICYCLE FACILITIES WILL BE PROVIDED ON ROAD 3 AND 5, SEE BICYCLE PLAN AND STREET SECTIONS FOR ADDITIONAL DETAIL.
- PEDESTRIAN FACILITIES WILL BE PROVIDED ALONG STREETS IN THE CURB TO BUILDING WIDTH, SEE ROAD SECTIONS FOR ADDITIONAL DETAILS.

GREEN STREET NARRATIVE

AS A MAJOR CONNECTOR THROUGH THE SITE, ROAD 1 SERVES AN IMPORTANT FUNCTION FOR VEHICULAR AND PEDESTRIAN CIRCULATION. THE GOAL IS TO MINIMIZE THE ROAD CROSS-SECTION AND SLOW TRAFFIC AS MUCH AS POSSIBLE TO CREATE A SAFE ENVIRONMENT FOR PEDESTRIANS, VEHICLES, AND BICYCLES.

THE VISION FOR THE STREETScape ALONG ROAD 1 IS TO ILLUSTRATE IT'S LOCATION ALONG THE CENTRAL PLAZA AND CONNECT TO THE OTHER PUBLIC OPEN SPACES THROUGH THE SITE, STARTING WITH THE TERRACE PARK ON THE EASTERN EDGE, THROUGH THE PASEO, AND CONTINUING TO THE LINEAR OPEN SPACE ALONG ROAD 3.

THE OVERALL GOALS OF THIS STREETScape ARE TO PROVIDE WIDE SIDEWALKS FOR PEDESTRIAN TRAFFIC, ALONG WHICH IS ACTIVE STREET RETAIL FRONTAGE AND A LIVELY SHARED AMENITY AND FRONTAGE ZONES FOR LARGE OUTDOOR DINING AREAS BETWEEN THE STREET TREES. ADDITIONALLY, THE STREETScape ANTICIPATES INCLUDING SEATING NODES FOR SOCIAL INFRASTRUCTURE, PUBLIC ART OPPORTUNITIES, AS WELL AS BICYCLE RACKS TO PROMOTE BICYCLE DEMOUNTING AT THE CENTRAL PLAZA AND RETAIL CORE. CURB TO BUILDING DIMENSIONS ARE FLEXIBLE TO PROVIDE A DYNAMIC STREETScape.

WITHIN THE OVERALL FRAMEWORK ROAD 1 STREETScape, THERE ARE TWO MAIN EXPRESSIONS: AN URBAN LINEAR PARK AND A LUSHLY LANDSCAPED EDGE TO THE CENTRAL PLAZA.

THE URBAN PORTIONS OF THE LINEAR PARK WOULD BE FOCUSED PRIMARILY AROUND THE ACTIVE RETAIL FRONTAGE, AND MAY ALSO BE UTILIZED AT DROP-OFF AREAS. DUE TO THE NATURE OF THESE ACTIVITIES, THEY WILL UTILIZE MORE HARDSCAPED AREAS, WHILE STILL INTEGRATING PLANTINGS AND OVERHEAD TREE CANOPY AS APPROPRIATE.

THE LUSHLY LANDSCAPED PORTIONS OF THE GREEN STREET WILL FOCUS AROUND THE CENTRAL PLAZA CREATING A SOFT EDGE FROM THE OPEN SPACE TO THE VEHICULAR STREET TO PROVIDE AN ENHANCED LEVEL OF LANDSCAPING. IN ADDITION, AN EMPHASIS CAN BE PLACED ON THE USE OF NATIVE PLANTINGS, AND INFORMATIONAL SIGNAGE COULD BE PROVIDED.

ADDITIONALLY, THE GREEN STREET AND ENHANCED STREETScape AREA PROVIDES OPPORTUNITIES TO INTEGRATE AT-GRADE STORMWATER MANAGEMENT STRATEGIES, SUCH AS BIO-RETENTION TREE PLANTERS AND PERMEABLE PAVING. THE FEASIBILITY OF INCLUDING THESE FEATURES WILL BE DETERMINED AT THE TIME OF THE INFRASTRUCTURE DSP.

CURB CUT NARRATIVE

CURB CUT LOCATIONS ARE LIMITED BY THE STREET DESIGNATIONS IN THE SMALL AREA PLANS. THE PLAN ATTEMPTS TO FOLLOW THESE DESIGNATIONS AS BEST AS POSSIBLE GIVEN THE CONSTRAINTS OF THE PLAN. MAIN STREETS WILL NOT HAVE CURB CUTS EXCEPT FOR ON ROAD 4 BETWEEN ROAD 1 AND 2 IN ORDER TO LIMIT CURB CUTS ON THE TRANSIT HUB. CURB CUTS WILL BE PRIORITIZED ON NEIGHBORHOOD CONNECTORS, BUT WILL BE LIMITED ON THE TRANSIT HUB BLOCK PER THE MORE DETAILED SCHEMATIC PLAN SHOWN ON SHEET 10.

LEGEND

- GROUND LEVEL OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE
- MAIN STREET
- MAIN STREET WITH CURB CUTS
- NEIGHBORHOOD CORRIDOR
- COMMERCIAL CONNECTOR
- SERVICE STREET
- SERVICE CONNECTION
- EXISTING ABOVE GRADE PARKING STRUCTURE TO BE REDEVELOPED WITH FUTURE PHASES
- GREEN STREET
- TRANSIT HUB
- SIGNALIZED INTERSECTIONS

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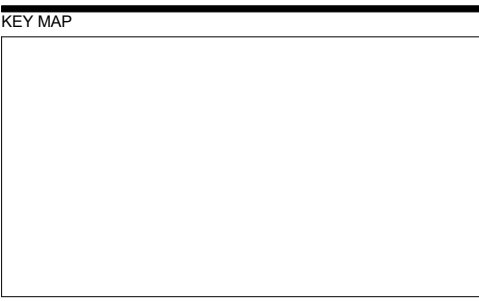
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PROJECT

LANDMARK MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118		
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VERT: AS NOTED		
HORZ: AS NOTED		
SHEET TITLE		
STREET HIERARCHY PLAN		
SHEET NUMBER		





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KEY MAP



SEAL



PROJECT

**LANDMARK MALL REDEVELOPMENT**  
LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

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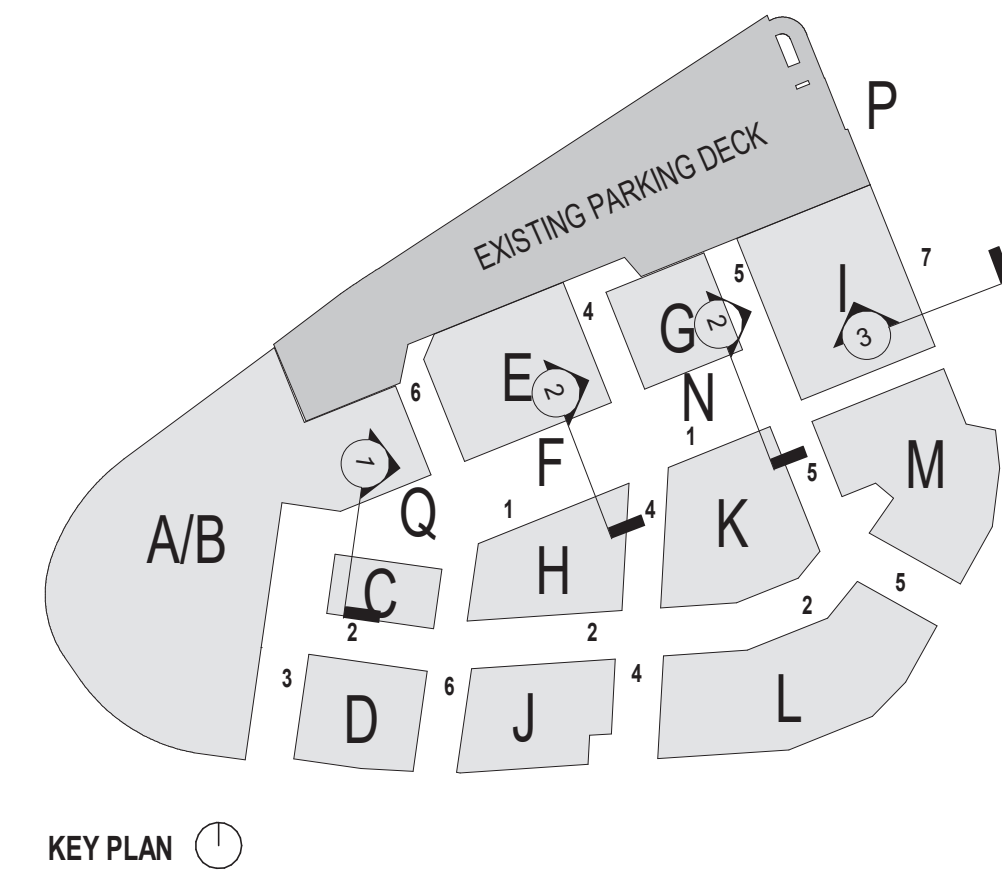
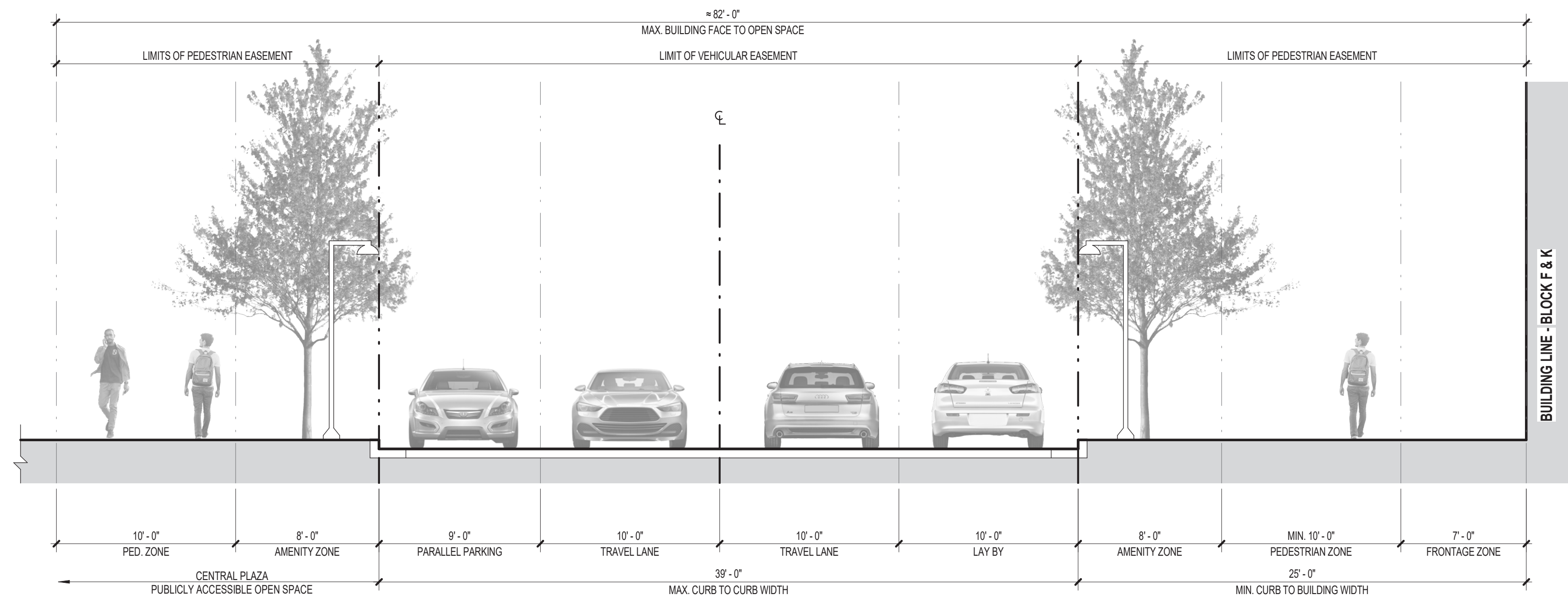
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STREET SECTIONS

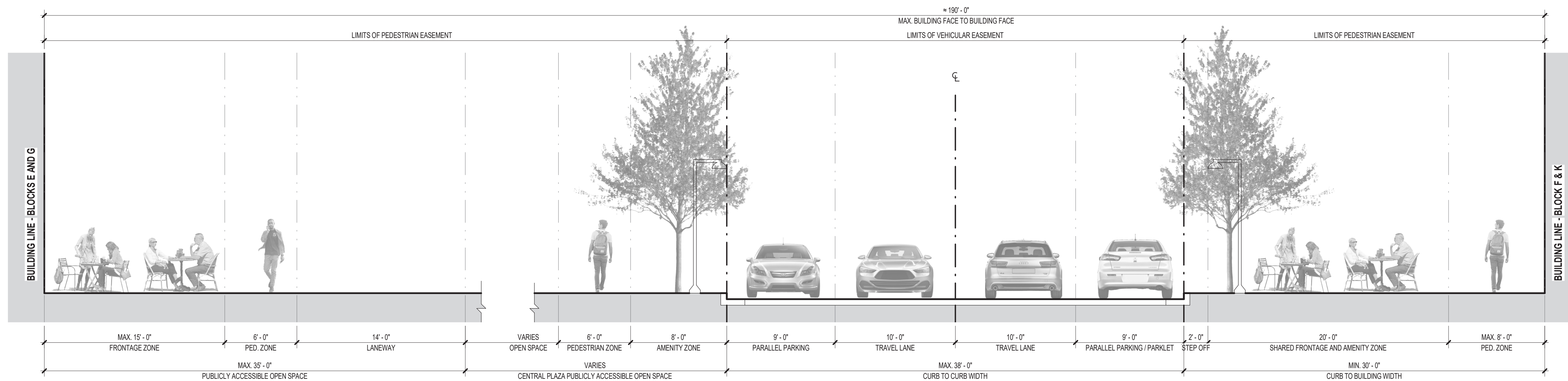
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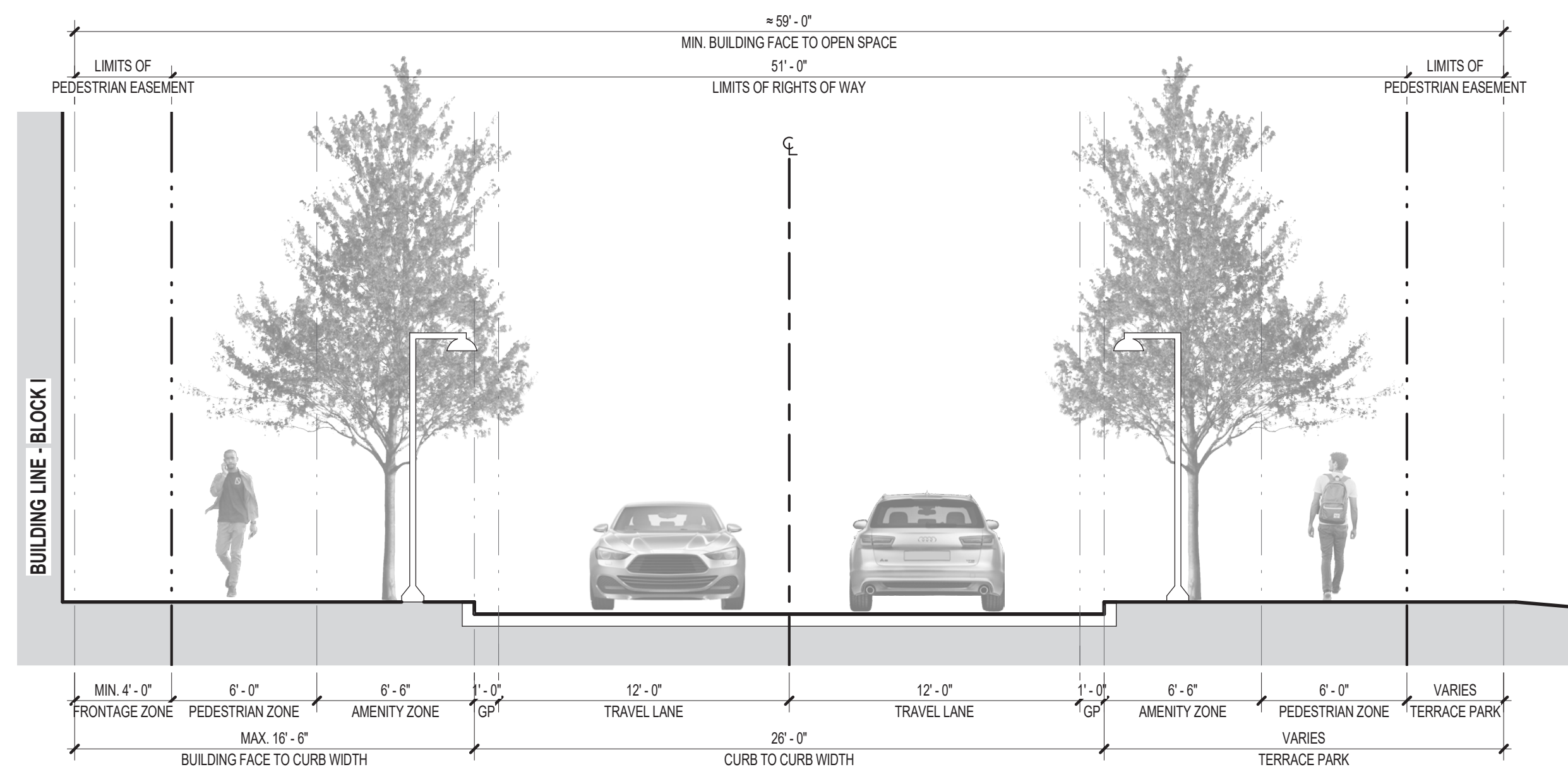


KEY PLAN

1 STREET SECTION - ROAD 1 (PRIVATE ROAD)  
09A SCALE: 1:60



5 STREET SECTION - ROAD 1 (PRIVATE ROAD)  
09A SCALE: 1:60



6 STREET SECTION - ROAD 7 (PUBLIC ROAD)  
09A SCALE: 1:60

NOTES

- ROAD SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO CONVEY DESIGN INTENT. DIMENSIONS MAY VARY WITH FINAL ENGINEERING.
- ADDITIONAL ROAD WIDTH MAY BE REQUIRED TO ACCOMMODATE LARGER VEHICLES ON SELECT ROADS.
- FINAL ROAD SECTIONS WILL BE DETERMINED AT TIME OF AN INFRASTRUCTURE DSP.
- ALLOWABLE USES IN THE AMENITY, PEDESTRIAN, AND FRONTAGE ZONES ON PUBLIC STREETS MAY INCLUDE, BUT ARE NOT LIMITED TO, OUTDOOR DINING, SIGNAGE, CANOPIES/AWNINGS, SMALL STRUCTURES, STORMWATER MANAGEMENT FACILITIES, AND UTILITIES.
- PARALLEL PARKING SHOWN ON SECTIONS MAY NOT BE APPLICABLE ON ALL STREETS. IN AREAS WHERE ON-STREET PARKING IS NOT PRESENT, WIDER DIMENSIONS FOR THE AMENITY, PEDESTRIAN, AND FRONTAGE ZONES SHOULD BE PROVIDED, NOT TO EXCEED THE BUILDING FACE TO BUILDING-FACE DIMENSION SHOWN.
- BUILDING DROP-OFFS AND LAYBYS MAY BE LOCATED IN PARALLEL PARKING AREAS; FINAL DIMENSIONS TO BE IDENTIFIED AT THE DSP FOR EACH BLOCK.
- AREA DESIGNATED AS AMENITY/PEDESTRIAN/FRONTAGE ZONE ON PRIVATE STREETS TO CONTAIN LANDSCAPING, SIDEWALKS, AND ALLOW FOR BUILDING BUMP-OUTS AND ARTICULATION.
- RESPONSIBILITY FOR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETERMINED THROUGH THE APPROVAL PROCESS.





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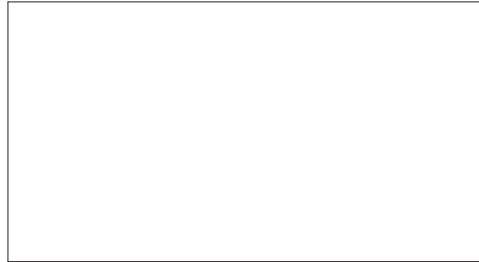
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KEY MAP



SEAL



PROJECT

LANDMARK  
MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER-CARRY PROJ. #  
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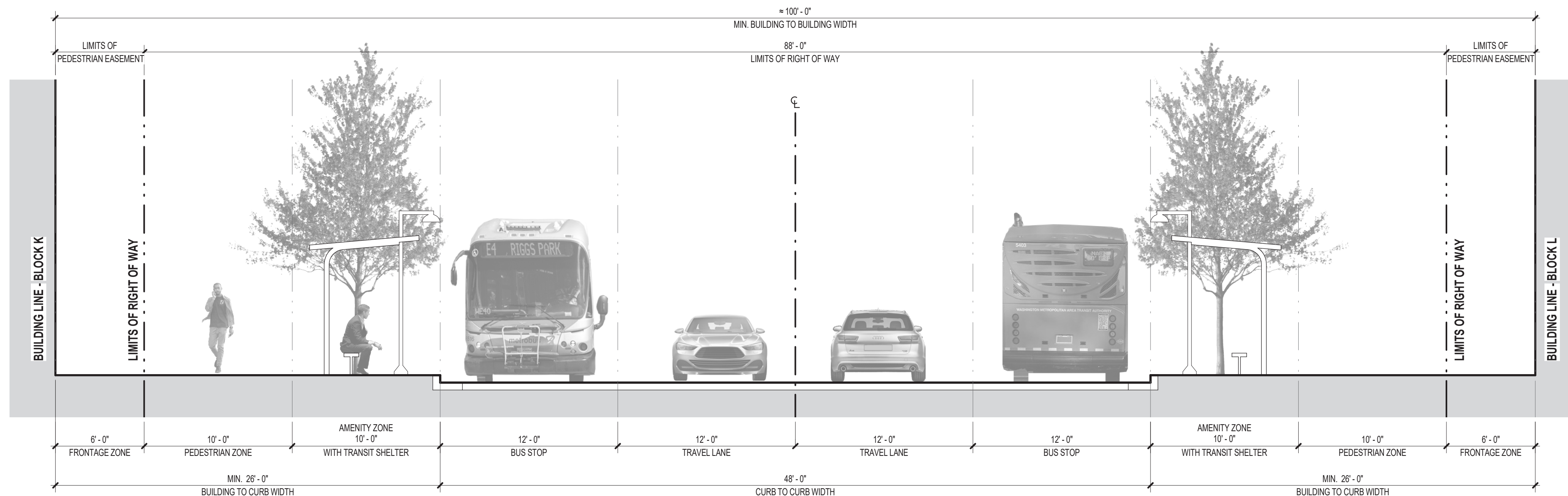
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SHEET TITLE

STREET SECTIONS

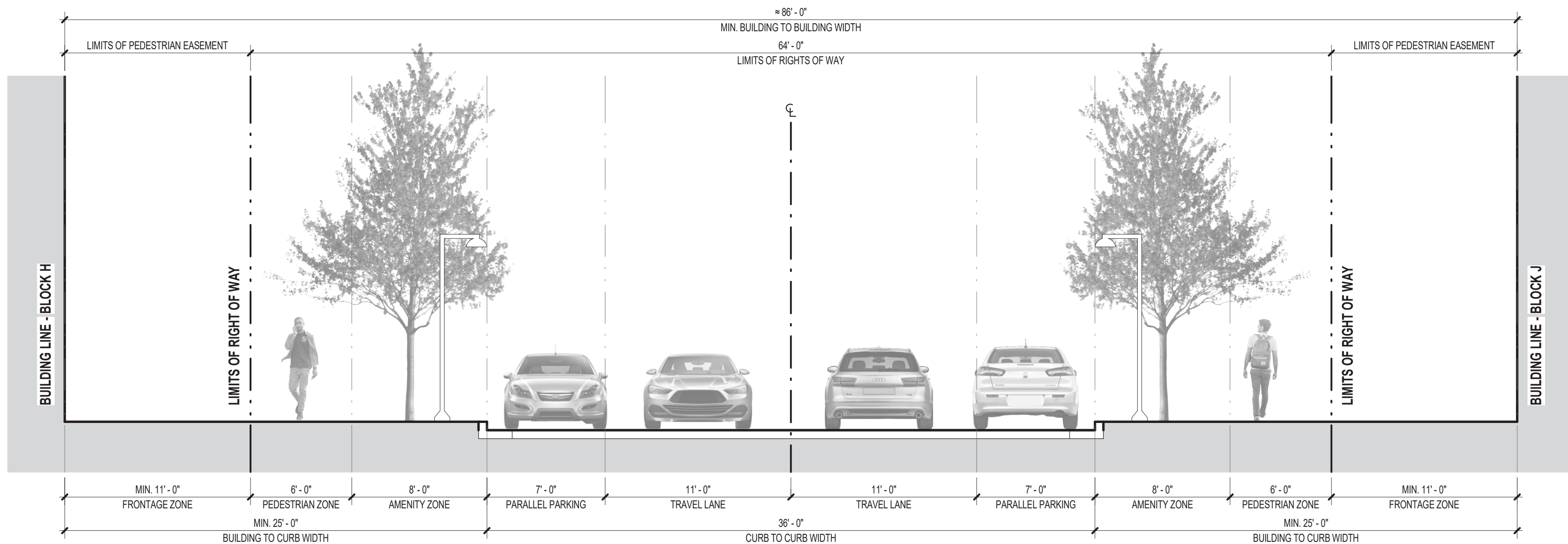
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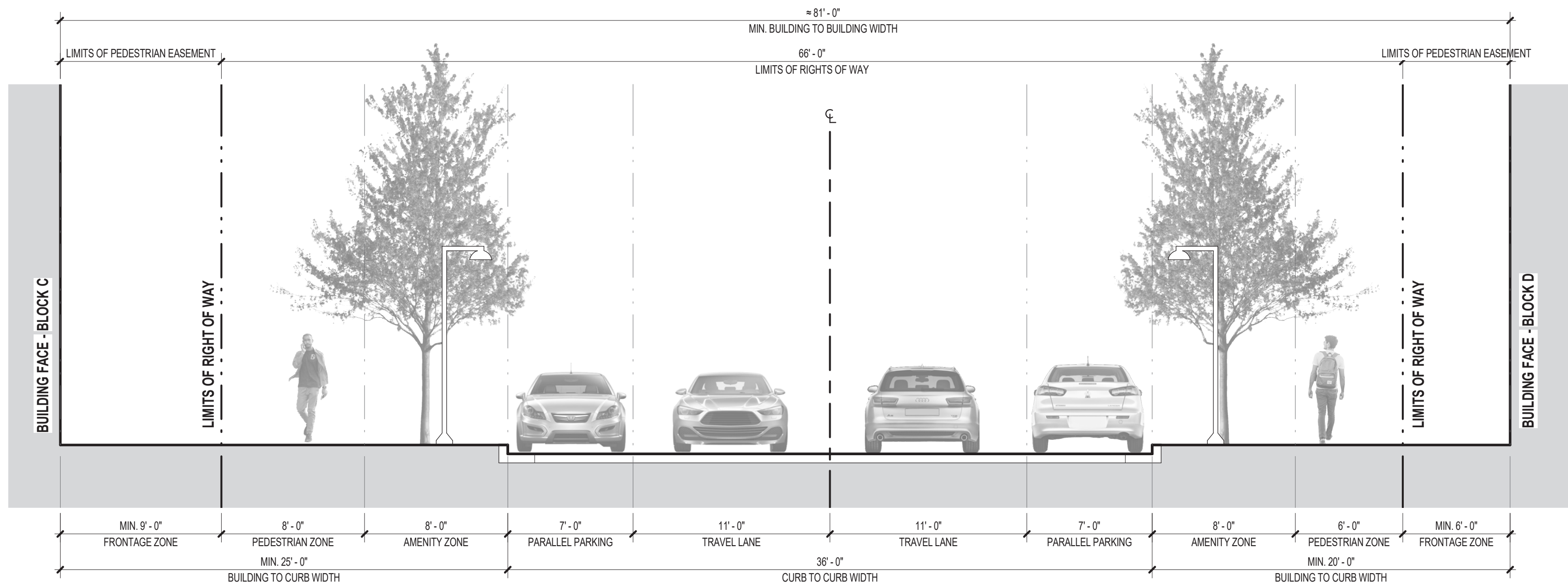
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09B SCALE: 1 : 60



2 STREET SECTION - ROAD 2 (PUBLIC ROAD)

09B SCALE: 1 : 60



3 STREET SECTION - ROAD 2 (PUBLIC ROAD)

09B SCALE: 1 : 60





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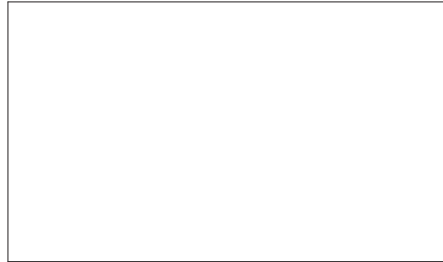
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KEY MAP



SEAL



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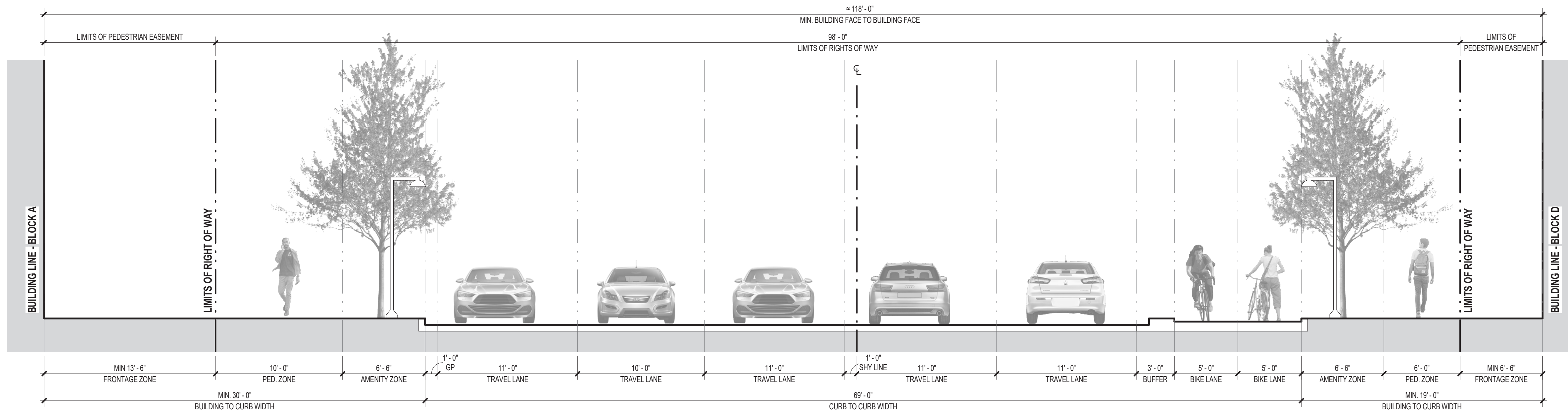
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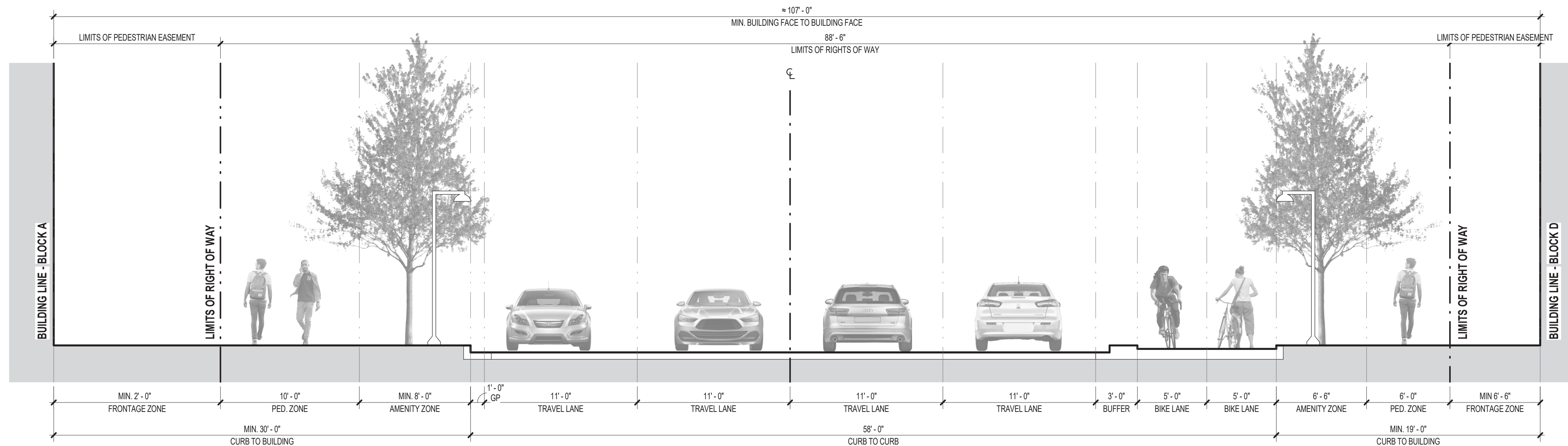
STREET SECTIONS

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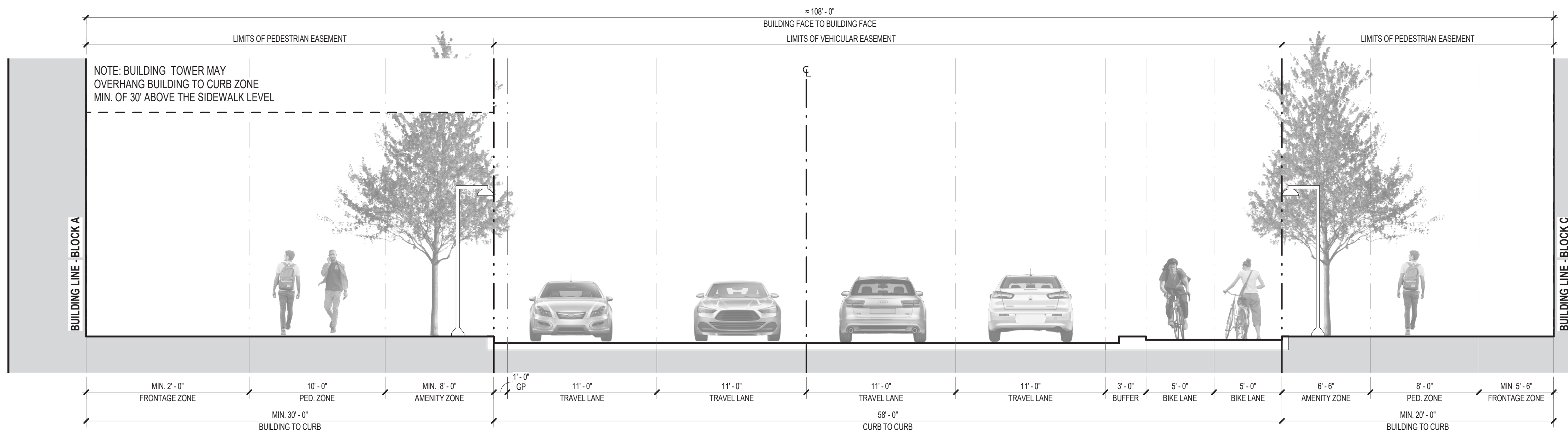
09C



1 STREET SECTION - ROAD 3 (PUBLIC ROAD)  
SCALE: 1 : 60



2 STREET SECTION - ROAD 3 (PUBLIC ROAD)  
SCALE: 1 : 60



3 STREET SECTION - ROAD 3 (PRIVATE ROAD)  
SCALE: 1 : 60

NOTES

- ROAD SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO CONVEY DESIGN INTENT. DIMENSIONS MAY VARY WITH FINAL ENGINEERING.
- ADDITIONAL ROAD WIDTH MAY BE REQUIRED TO ACCOMMODATE LARGER VEHICLES ON SELECT ROADS.
- FINAL ROAD SECTIONS WILL BE DETERMINED AT TIME OF AN INFRASTRUCTURE DSP.
- ALLOWABLE USES IN THE AMENITY, PEDESTRIAN, AND FRONTAGE ZONES ON PUBLIC STREETS MAY INCLUDE, BUT ARE NOT LIMITED TO, OUTDOOR DINING, SIGNAGE, CANOPIES/AWNNINGS, SMALL STRUCTURES, STORMWATER MANAGEMENT FACILITIES, AND UTILITIES.
- PARALLEL PARKING SHOWN ON SECTIONS MAY NOT BE APPLICABLE ON ALL STREETS. IN AREAS WHERE ON-STREET PARKING IS NOT PRESENT, WIDER DIMENSIONS FOR THE AMENITY, PEDESTRIAN, AND FRONTAGE ZONES SHOULD BE PROVIDED, NOT TO EXCEED THE BUILDING FACE TO BUILDING-FACE DIMENSION SHOWN.
- BUILDING DROP-OFFS AND LAYBYS MAY BE LOCATED IN PARALLEL PARKING AREAS; FINAL DIMENSIONS TO BE IDENTIFIED AT THE DSP FOR EACH BLOCK.
- AREA DESIGNATED AS AMENITY/PEDESTRIAN/FRONTAGE ZONE ON PRIVATE STREETS TO CONTAIN LANDSCAPING, SIDEWALKS, AND ALLOW FOR BUILDING BUMP-OUTS AND ARTICULATION.
- RESPONSIBILITY FOR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETERMINED THROUGH THE APPROVAL PROCESS.





COOPER-CARRY

625 N WASHINGTON ST  
ALEXANDRIA, VA 22314  
(703) 519-6152  
WWW.COOPER-CARRY.COM

PROJECT TEAM

APPLICANT

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12435 PARK POTOMAC AVE  
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TRAFFIC ENGINEER

CORVOE SLADE  
225 REINECKERS LANE  
SUITE 750  
ALEXANDRIA, VA 22314  
TEL: 202-540-1926  
CONTACT: ROBERT SCHIESEL, P.E.

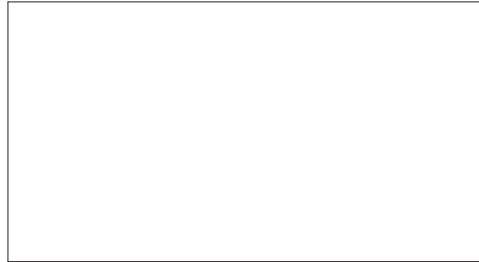
LANDSCAPE ARCHITECT

OCULUS  
1611 CONNECTICUT AVE, NW  
3RD FLOOR  
WASHINGTON, DC 20009  
TEL: 202-588-5454  
CONTACT: DON HOOVER

APPLICANTS

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12435 PARK POTOMAC AVE  
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POTOMAC, MD 20854  
TEL: 240-499-9600

KEY MAP



SEAL



PROJECT

LANDMARK  
MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER-CARRY PROJ #

20200118

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	2nd SUBMISSION	03.05.2021
3	-	-
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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE: AS NOTED NORTH

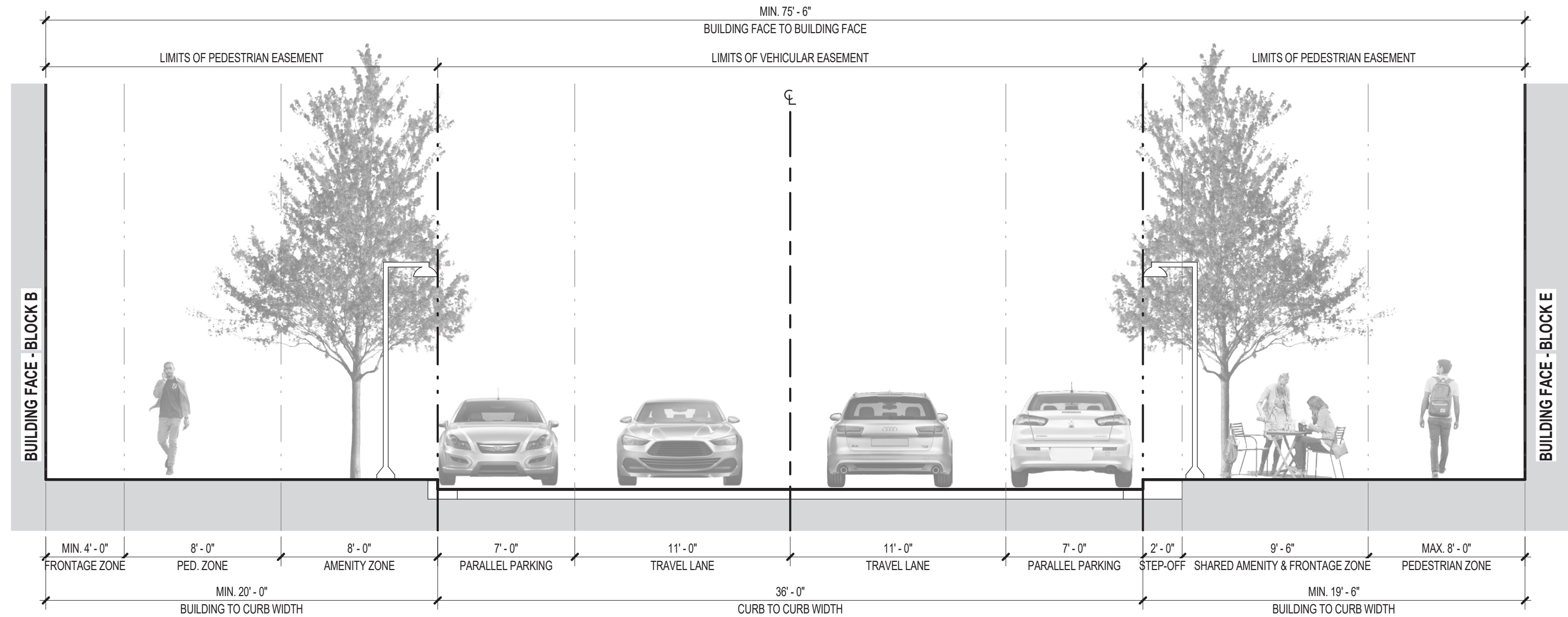
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HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

09D

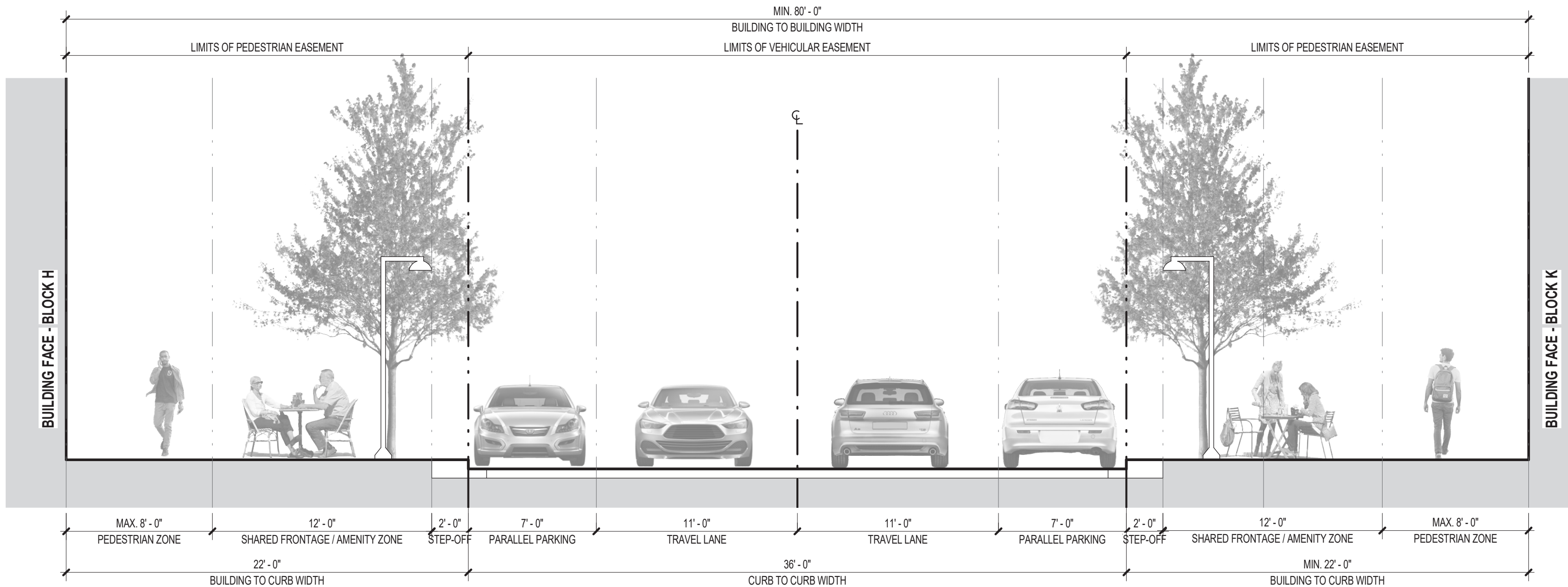


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STREET SECTION - ROAD 6 (PRIVATE ROAD)

09D

SCALE: 1 : 60

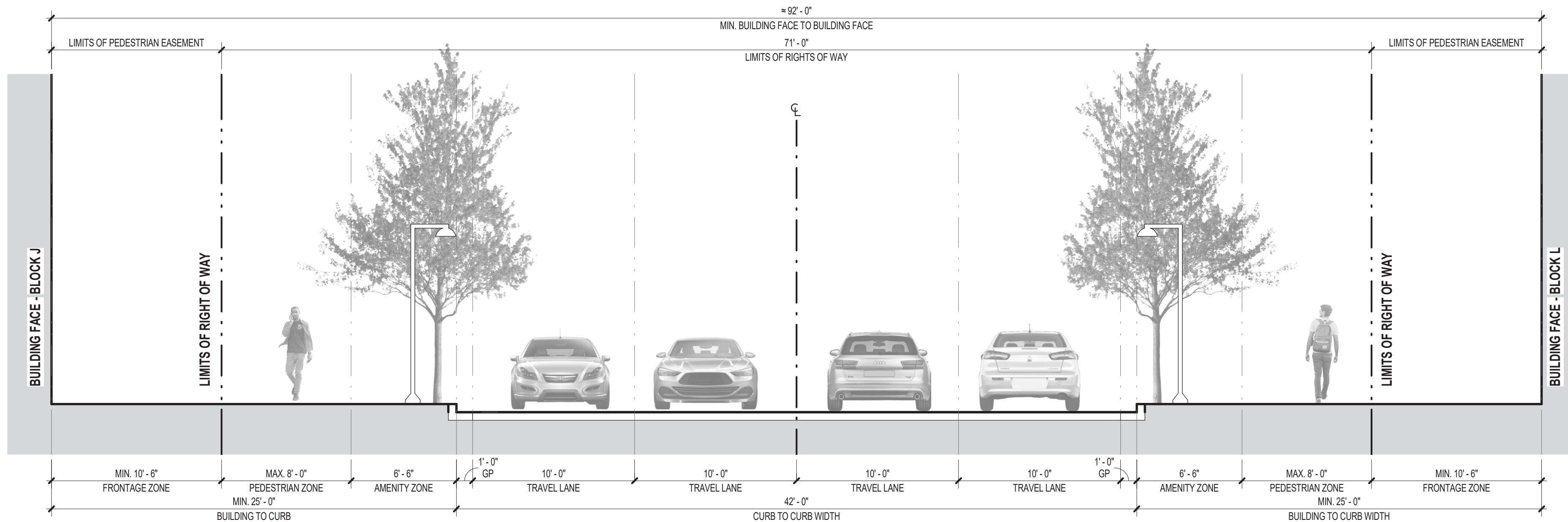


2

STREET SECTION - ROAD 4 (PRIVATE ROAD)

09D

SCALE: 1 : 60



3

STREET SECTION - ROAD 4 (PUBLIC ROAD)

09D

SCALE: 1 : 60





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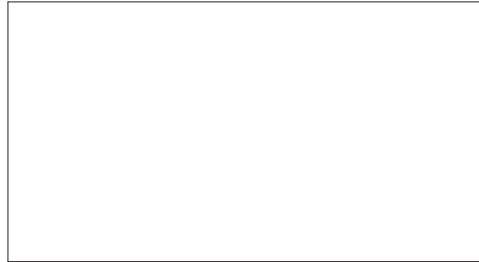
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KEY MAP



SEAL



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MALL  
REDEVELOPMENT  
LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ. #

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DRAWN BY: COOPER-CARRY/URBAN

CHECKED BY: -

SCALE: AS NOTED NORTH

VERT: AS NOTED

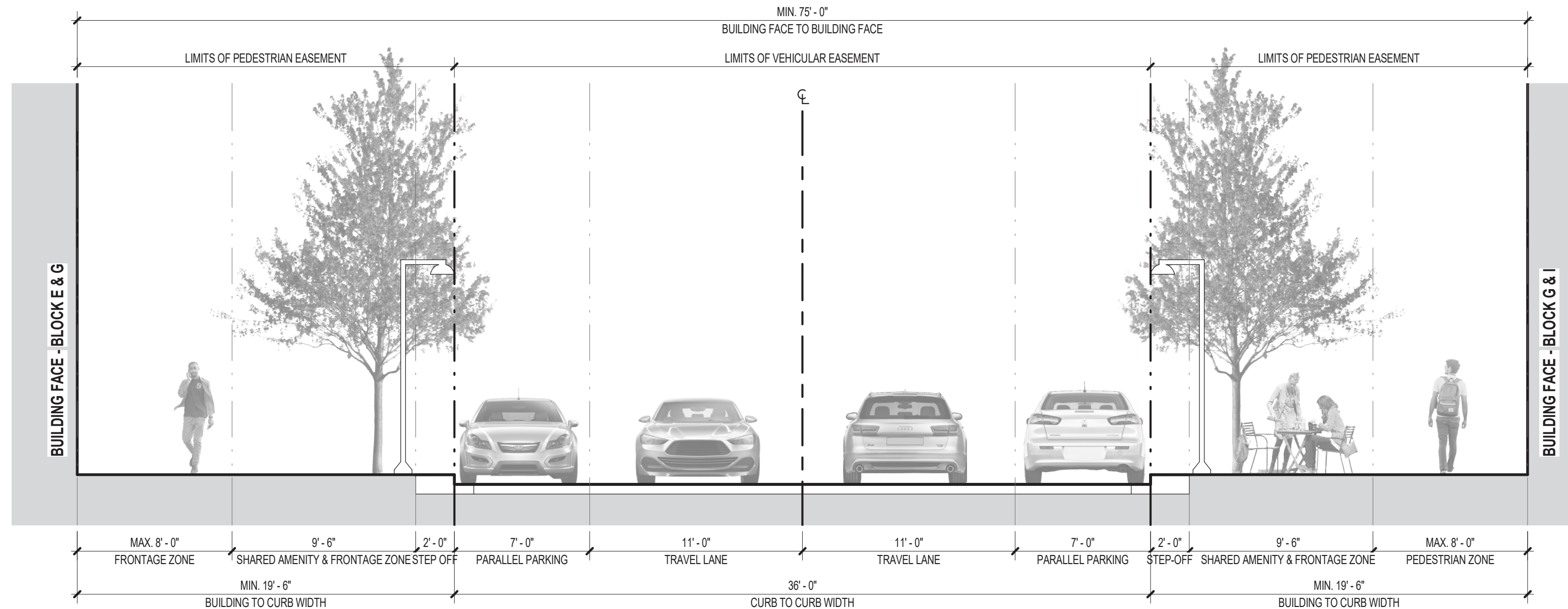
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SHEET TITLE

STREET SECTIONS

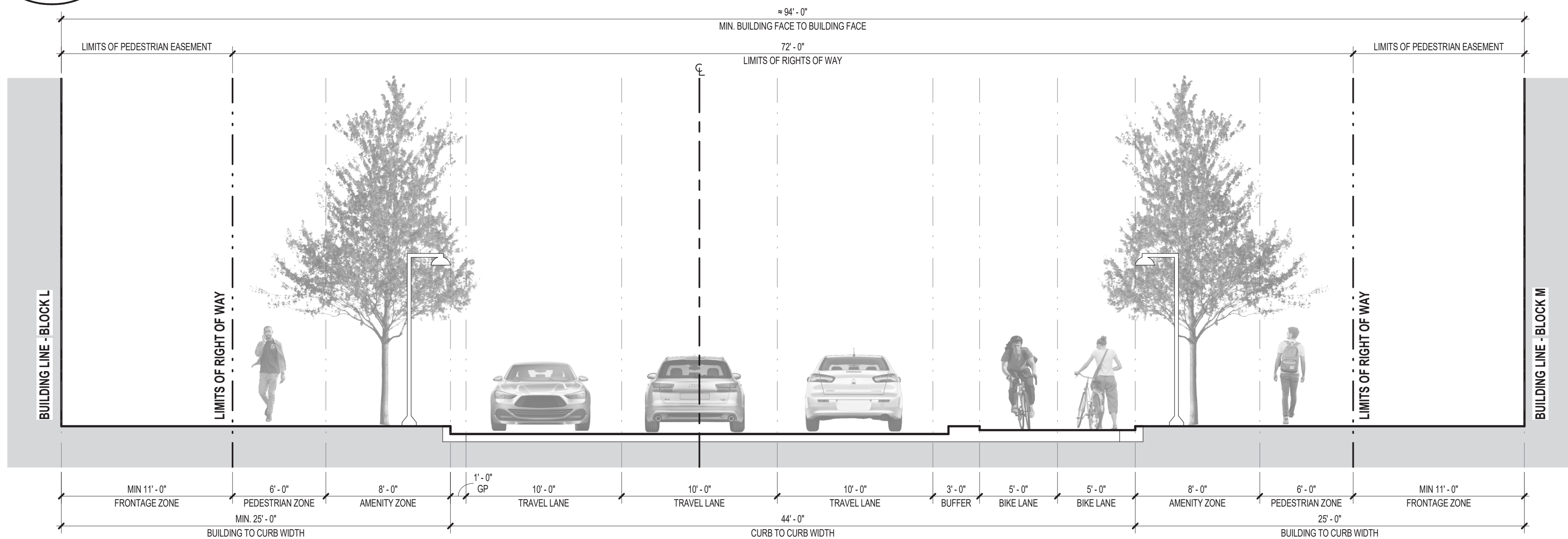
SHEET NUMBER

09E



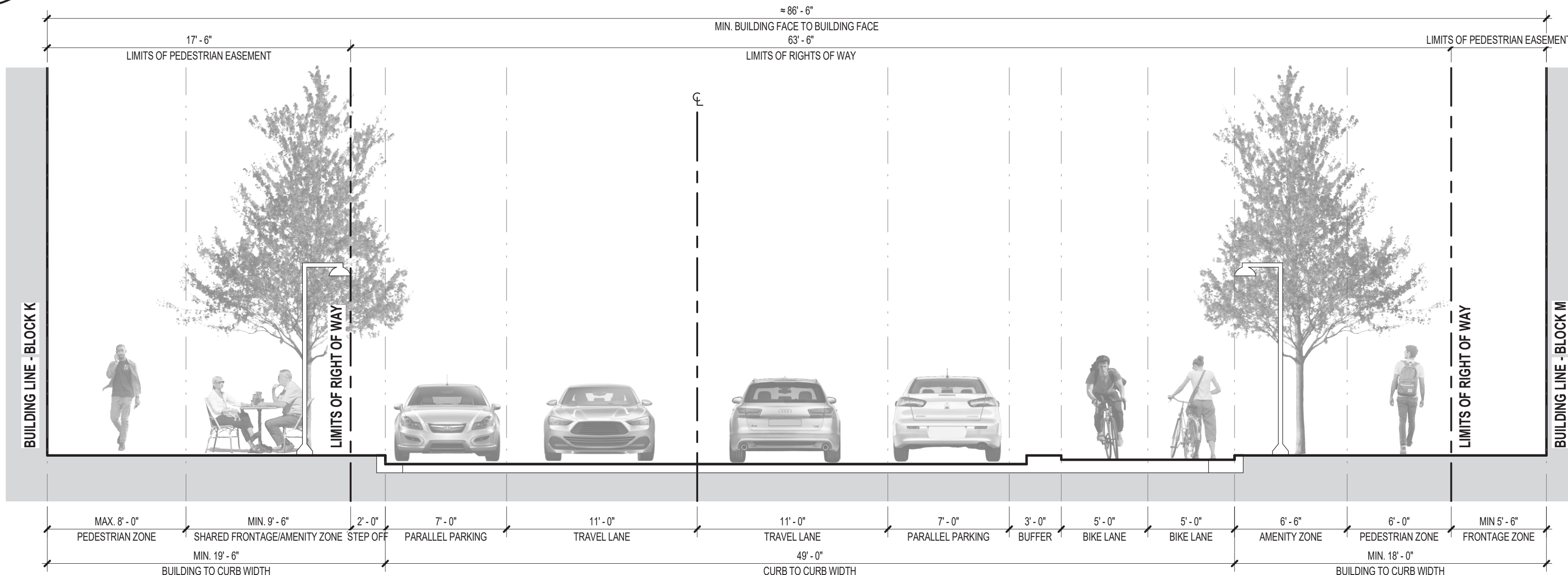
1 STREET SECTION - ROAD 4 & 5 (PRIVATE ROAD)

09E SCALE: 1 : 60



2 STREET SECTION - ROAD 5 (PUBLIC ROAD)

09E SCALE: 1 : 60



3 STREET SECTION - ROAD 5 (PUBLIC ROAD)

09E SCALE: 1 : 60





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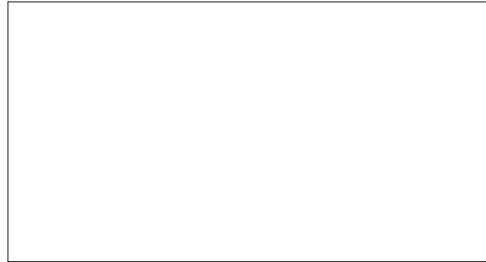
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KEY MAP



SEAL



PROJECT

LANDMARK  
MALL  
REDEVELOPMENT  
LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ. #  
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CHECKED BY: -

SCALE: AS NOTED NORTH

VERT: AS NOTED  
HORZ: AS NOTED

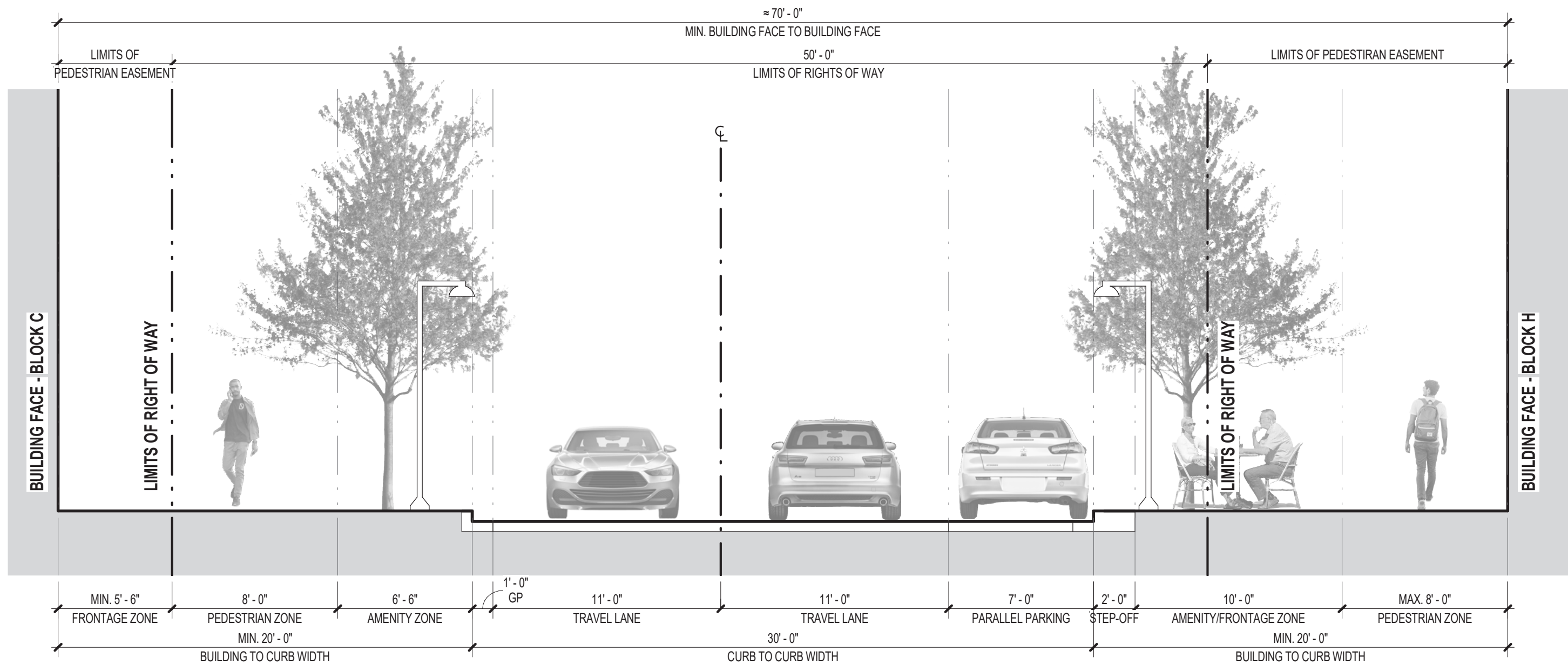
SHEET TITLE

STREET SECTIONS

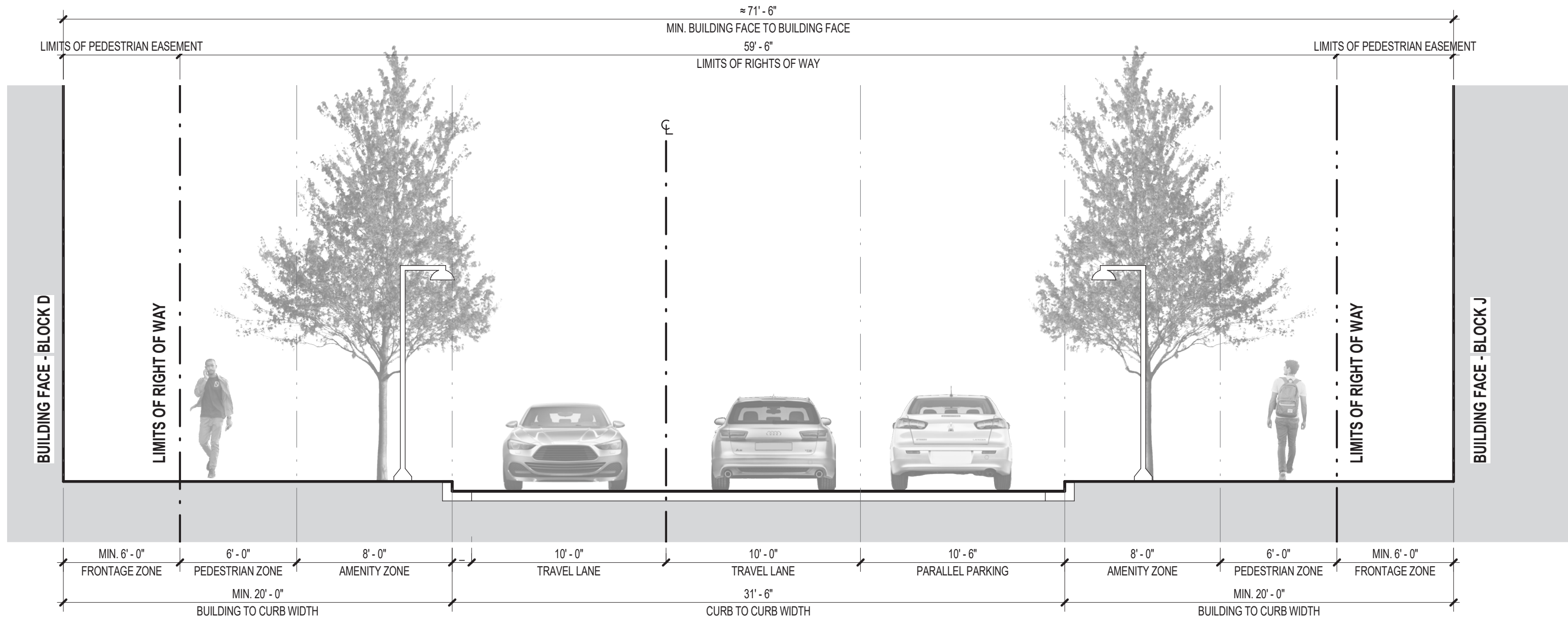
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09F

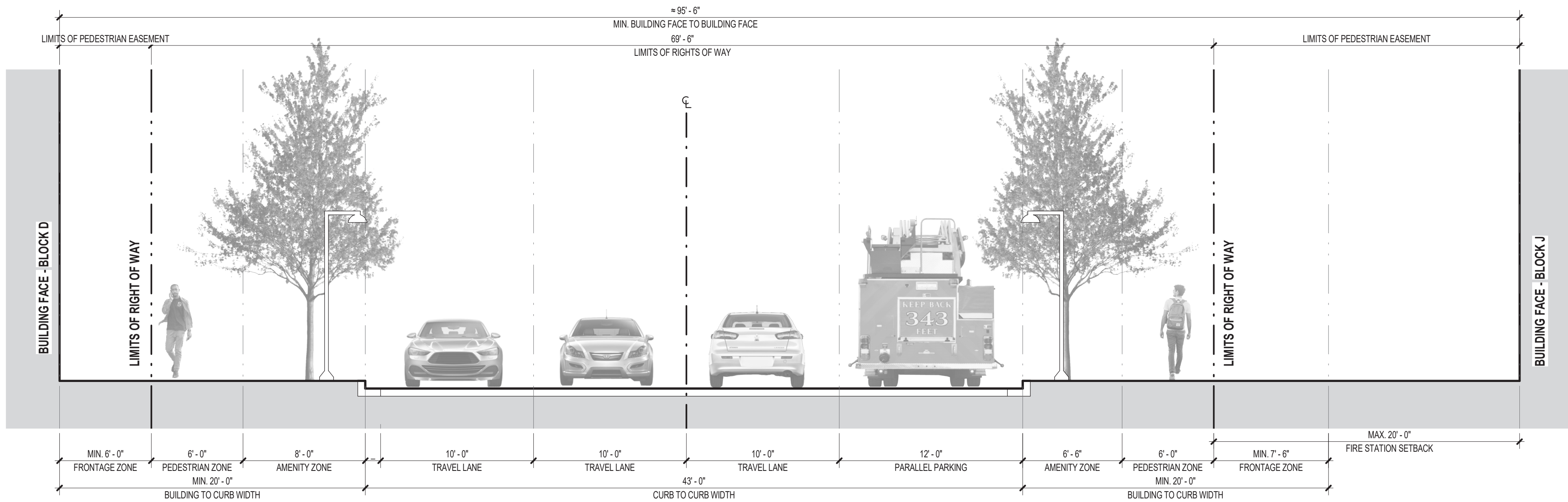
NOTE: THIS STREET IS PUBLIC. IN ORDER TO MEET THE MIN ROW DIMENSIONS, PEDESTRIAN ZONE REQUESTS, BMP REQUIREMENTS, AND ACTIVE GROUND FLOOR USE NEEDS, SPECIAL CIRCUMSTANCES WILL HAVE TO BE CONSIDERED. APPLICANT IS OPEN TO COORDINATION WITH STAFF TO DETERMINE THE APPROPRIATE MEANS FOR THIS BLOCK.



1 STREET SECTION - ROAD 6 (PUBLIC ROAD)  
09F SCALE: 1 : 60

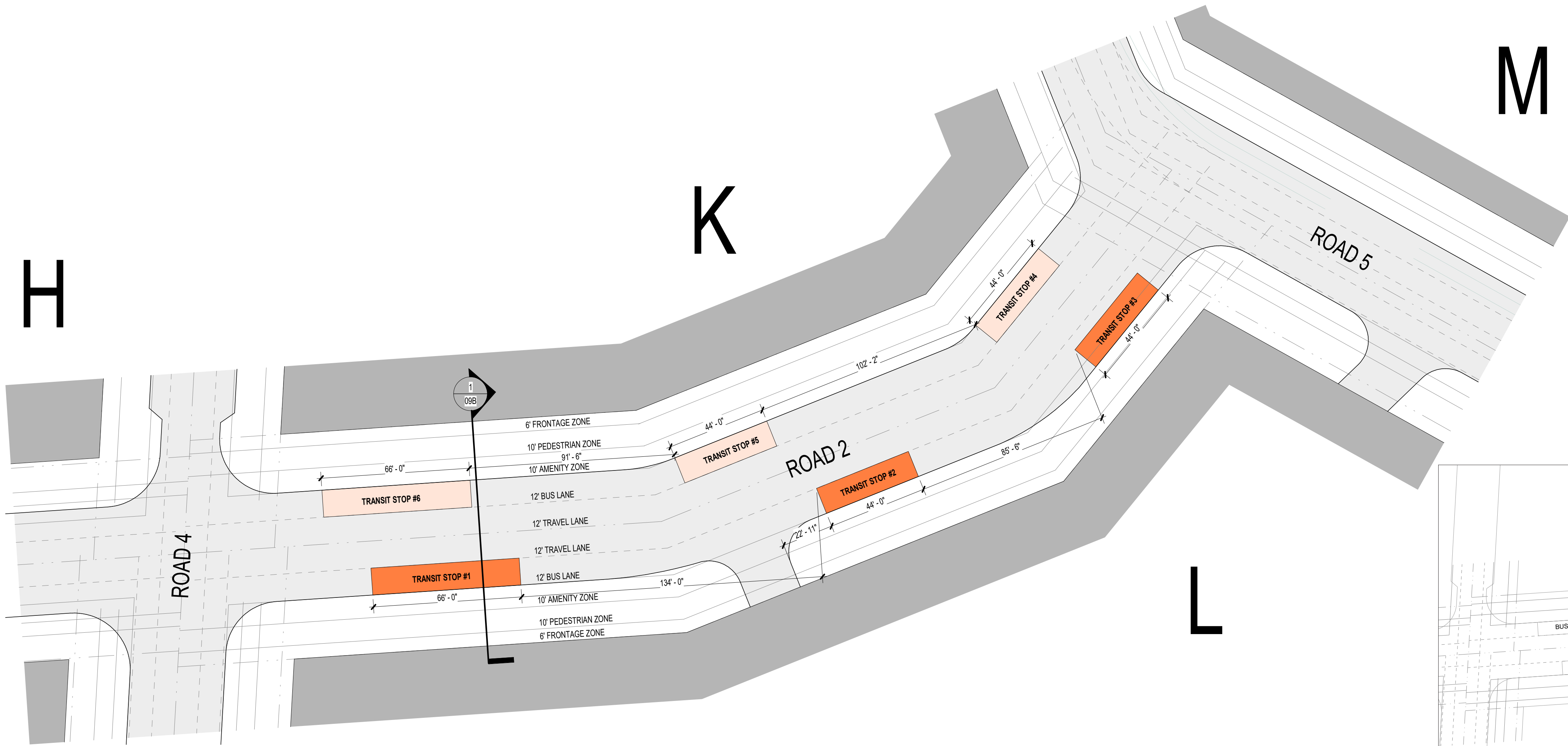


2 STREET SECTION - ROAD 6 (PUBLIC ROAD)  
09F SCALE: 1 : 60

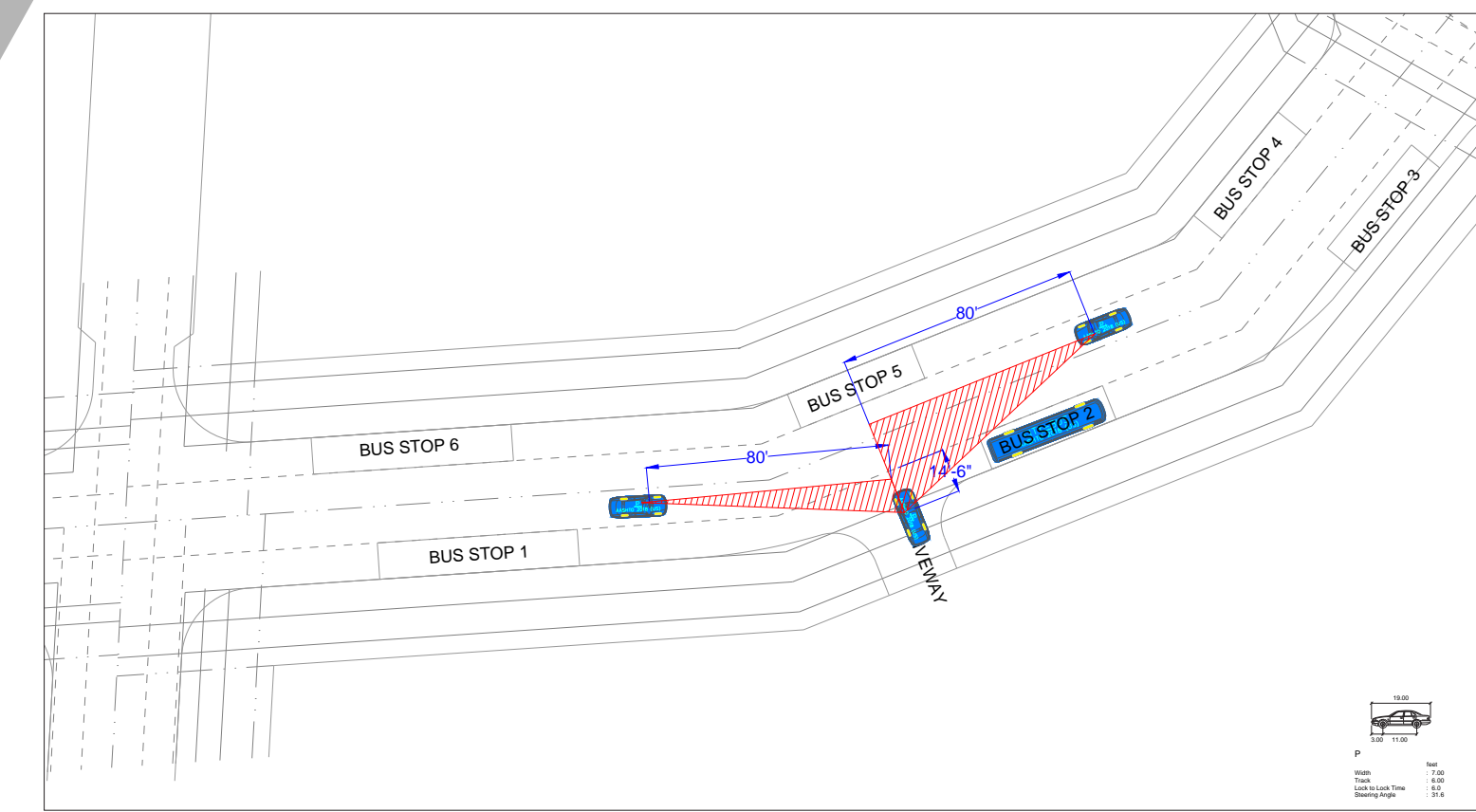


3 STREET SECTION - ROAD 6 (PUBLIC ROAD)  
09F SCALE: 1 : 60

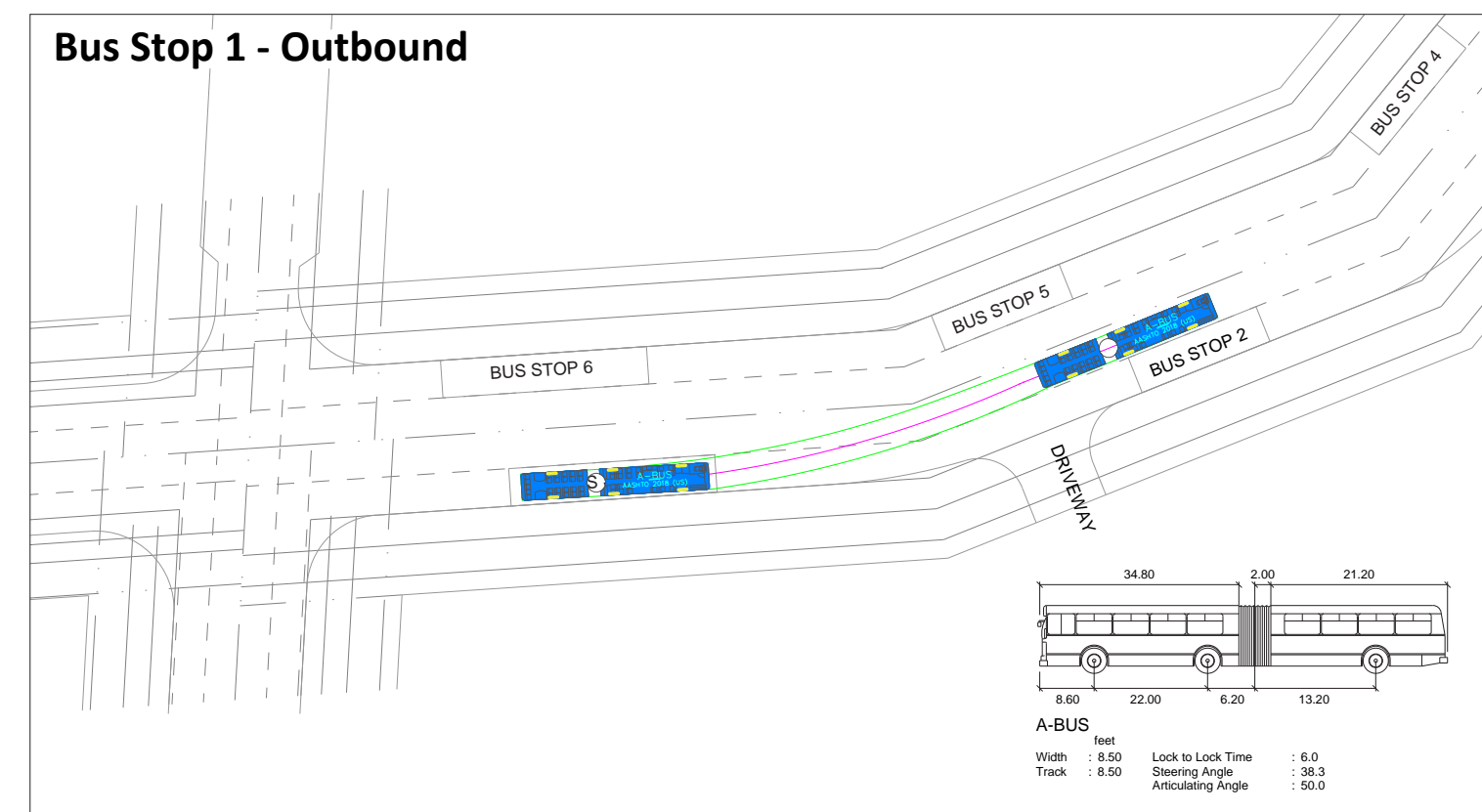
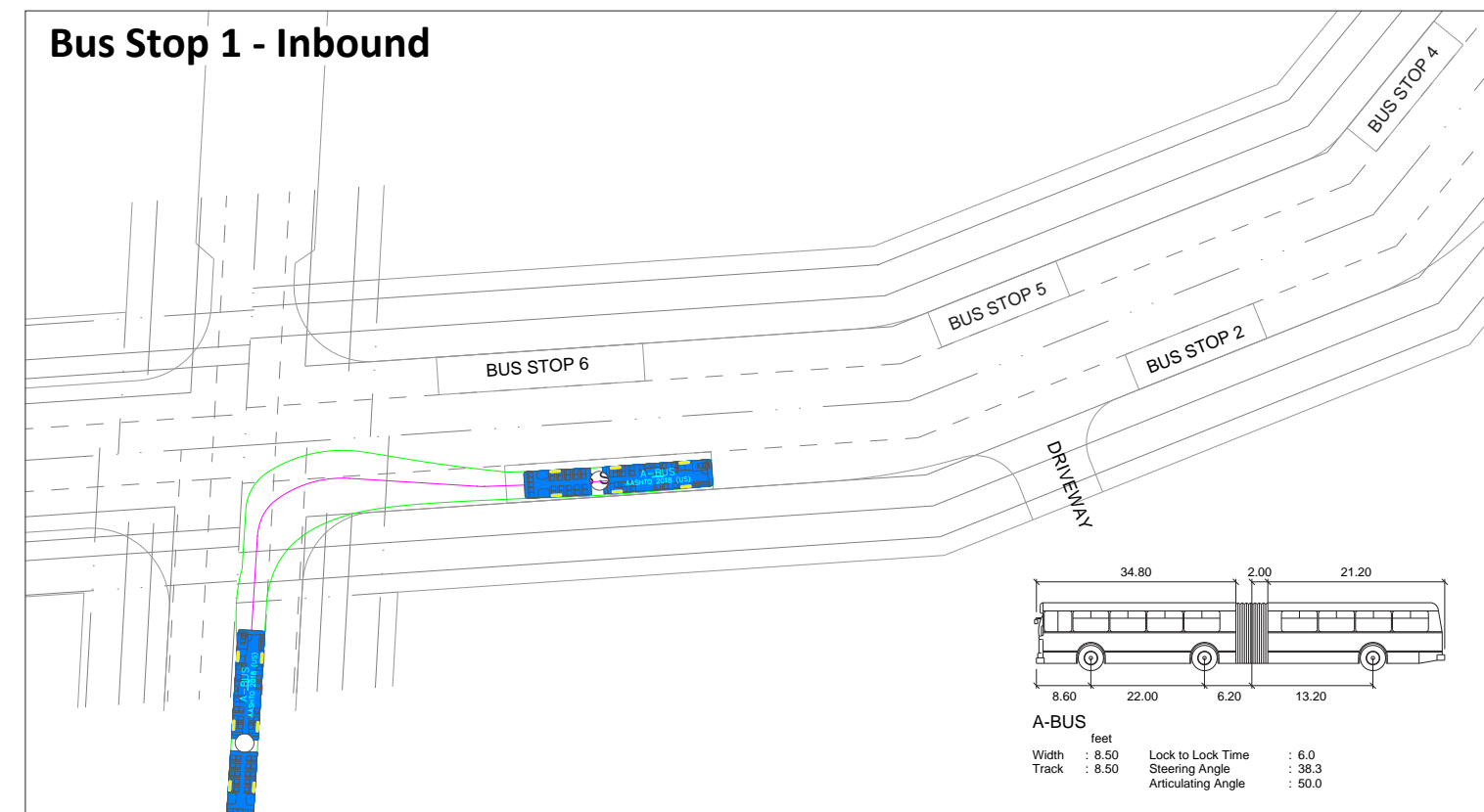




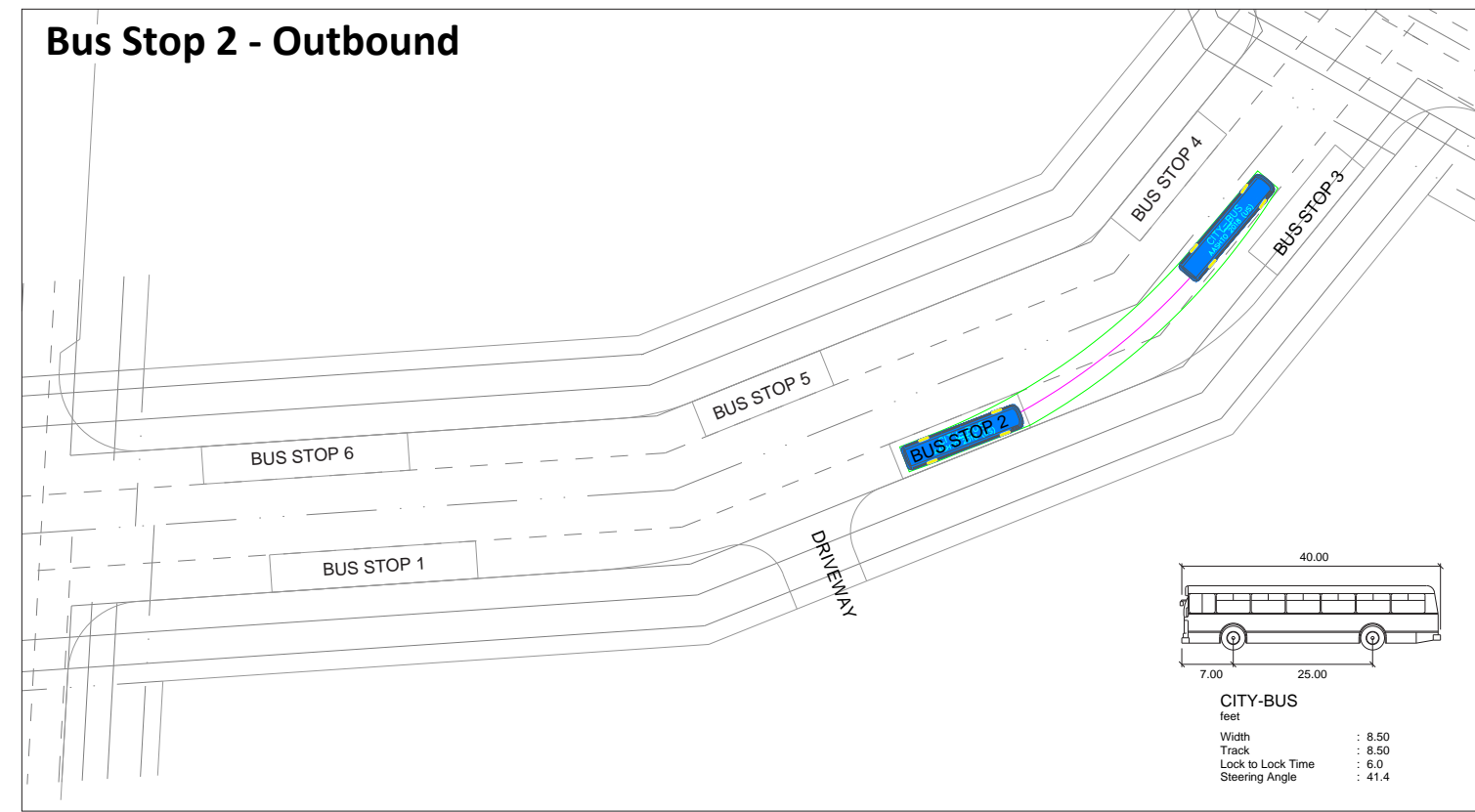
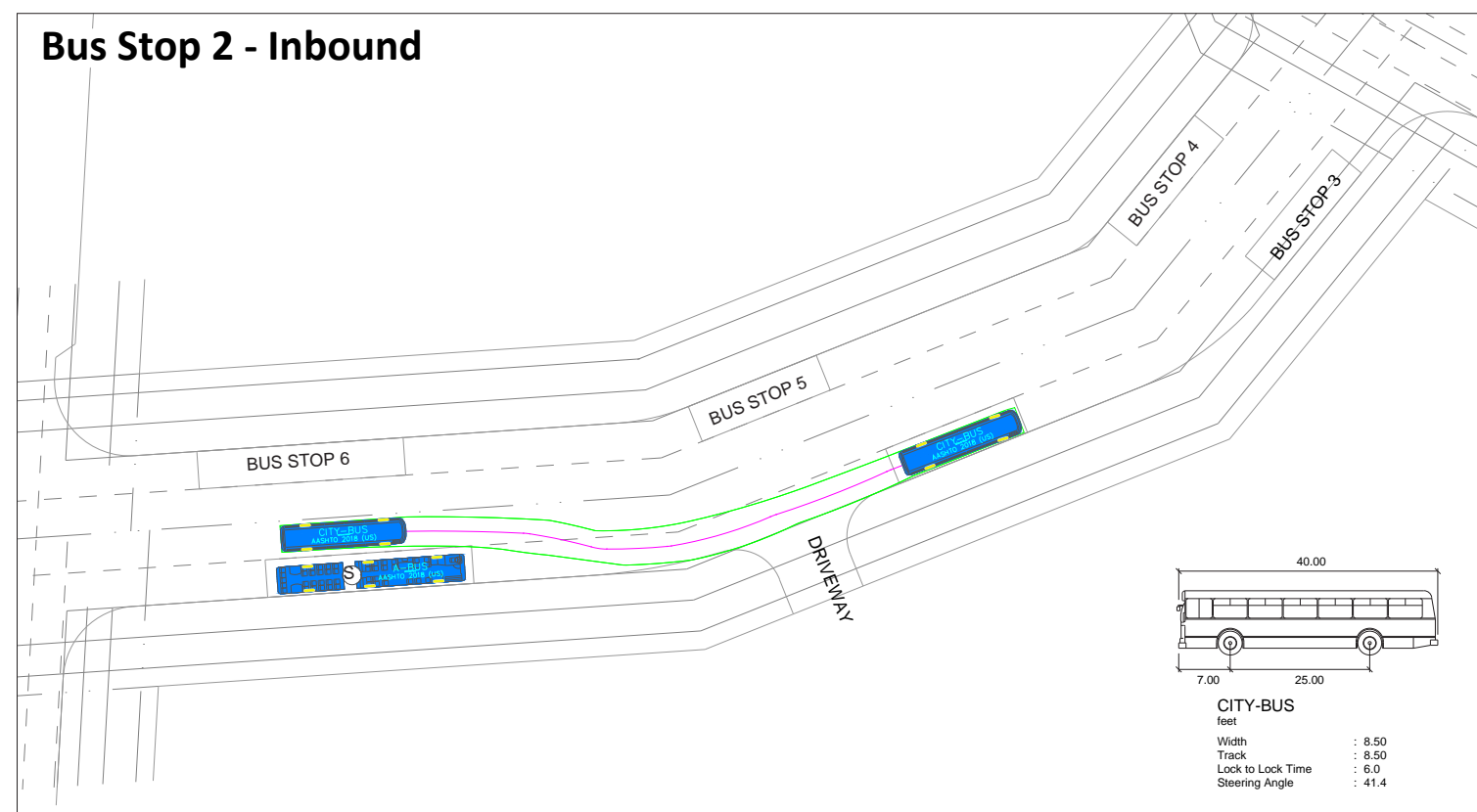
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10A ENLARGED PLAN - TRANSIT HUB  
SCALE: 1" = 30'-0"



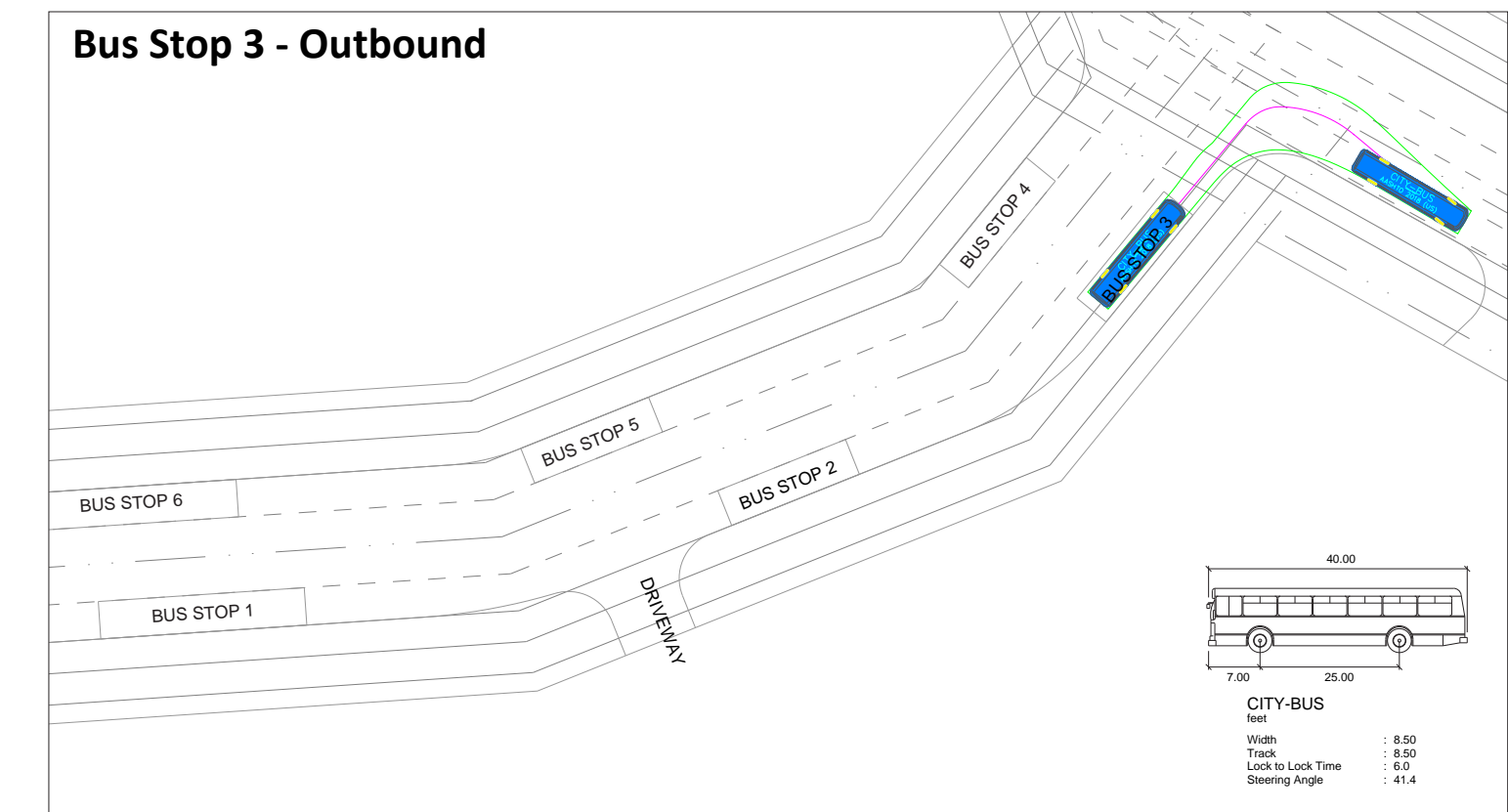
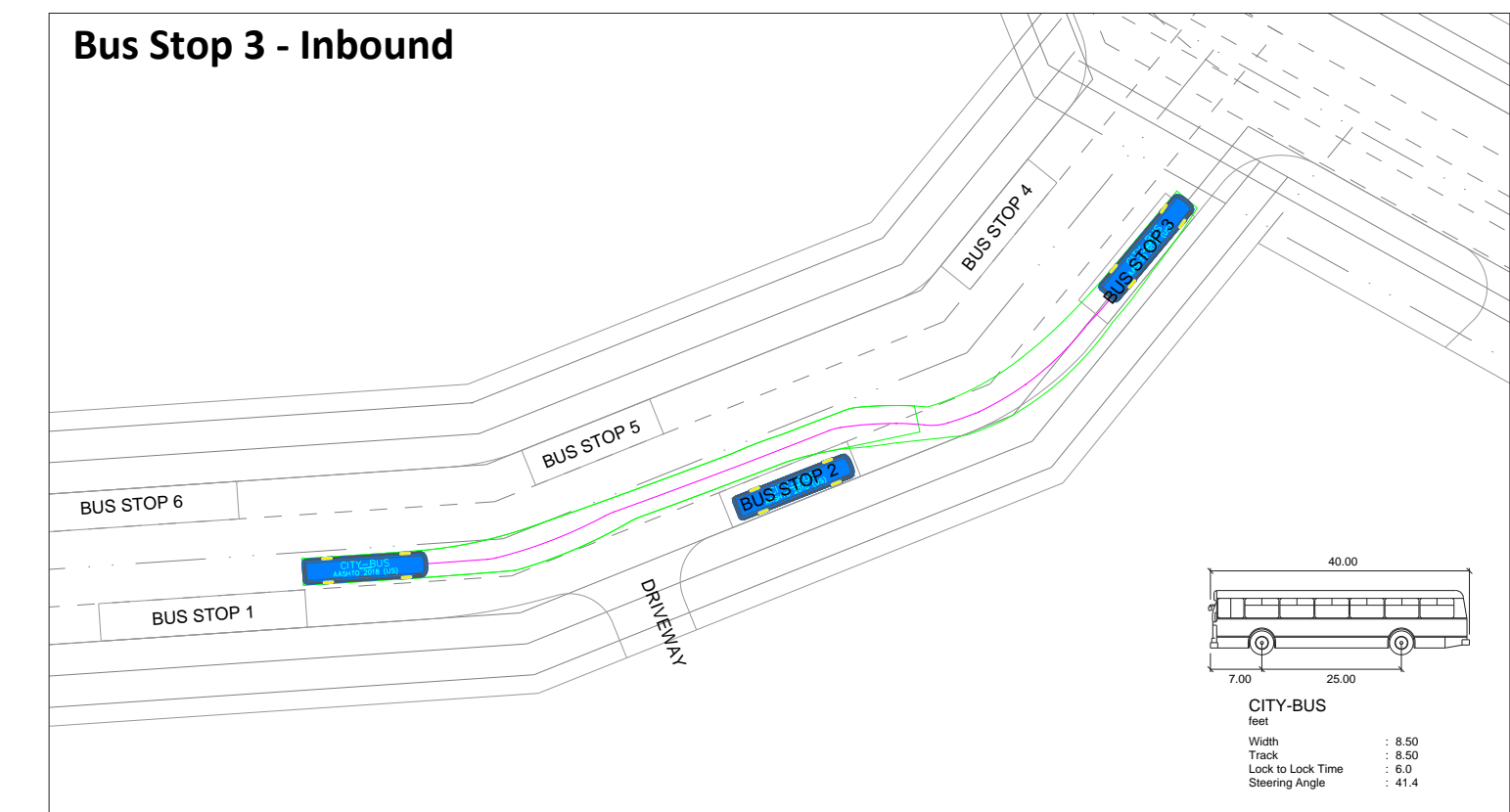
2  
10A TRANSIT HUB - VIEW CLEARANCE DIAGRAM  
SCALE: 1" = 60'-0"



3  
10A TRANSIT HUB - STOP 1 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 30'-0"



4  
10A TRANSIT HUB - STOP 2 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 60'-0"



5  
10A TRANSIT HUB - STOP 3 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 60'-0"

PROJECT TEAM

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1750 TYSONS BOULEVARD  
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TYSONS, VA 22102  
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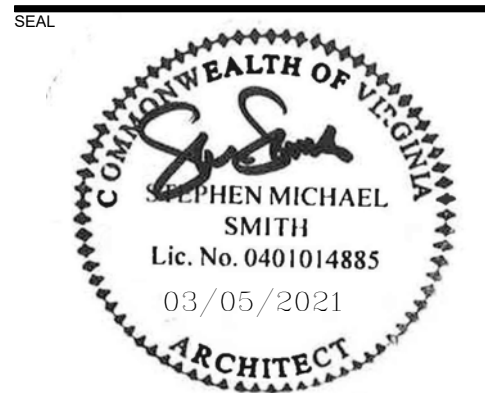
**CIVIL ENGINEER**  
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TEL. 703-376-4221  
CONTACT: CLAYTON TOCK, P.E.

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**TRAFFIC ENGINEER**  
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226 REINEKERS LANE  
SUITE 750  
ALEXANDRIA, VA 22314  
TEL. 202-540-1926  
CONTACT: ROBERT SCHIESEL, P.E.

**LANDSCAPE ARCHITECT**  
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APPLICANTS  
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TEL. 240-499-9600



PROJECT  
**LANDMARK MALL REDEVELOPMENT**  
LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118

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DESIGNED BY: URBAN  
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CHECKED BY: -

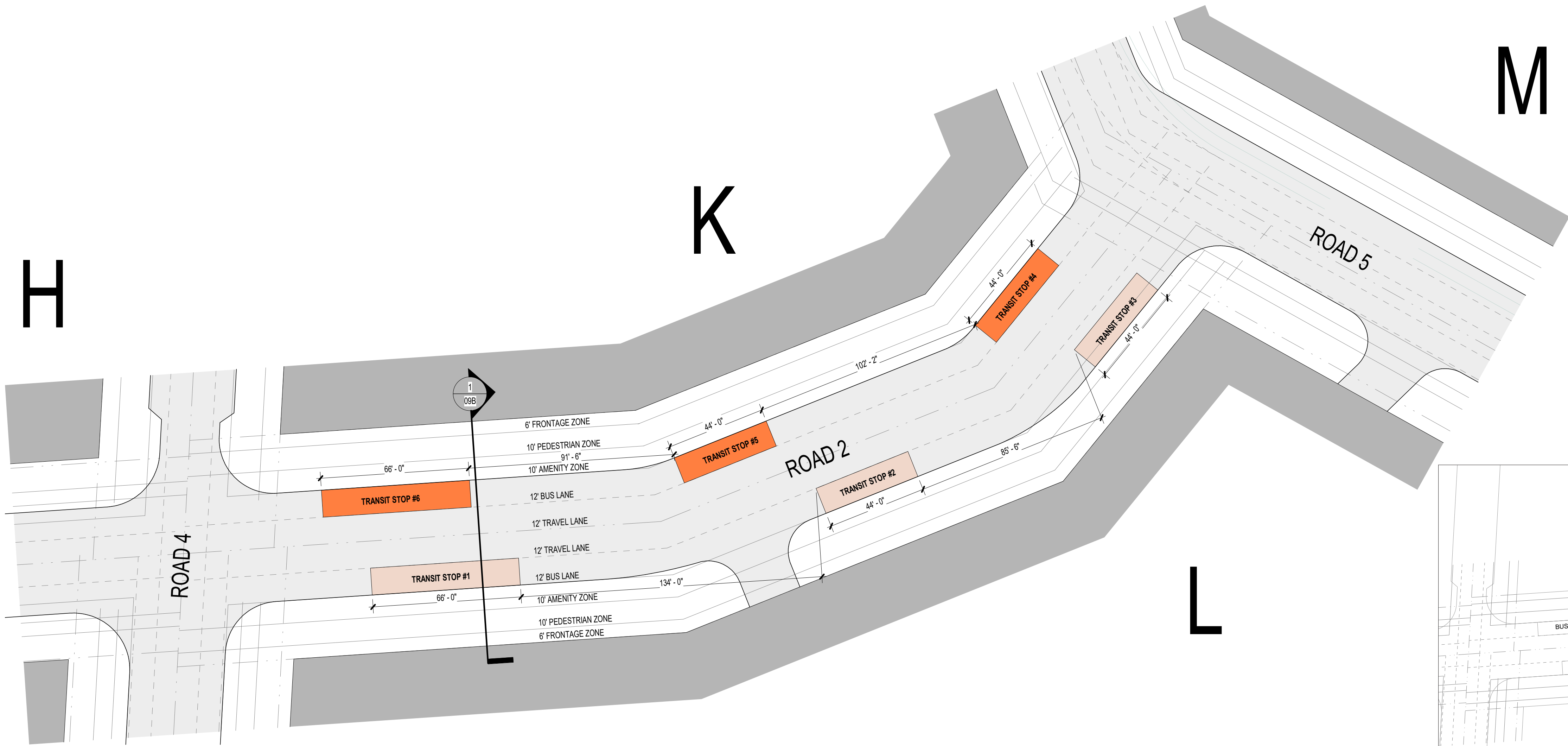
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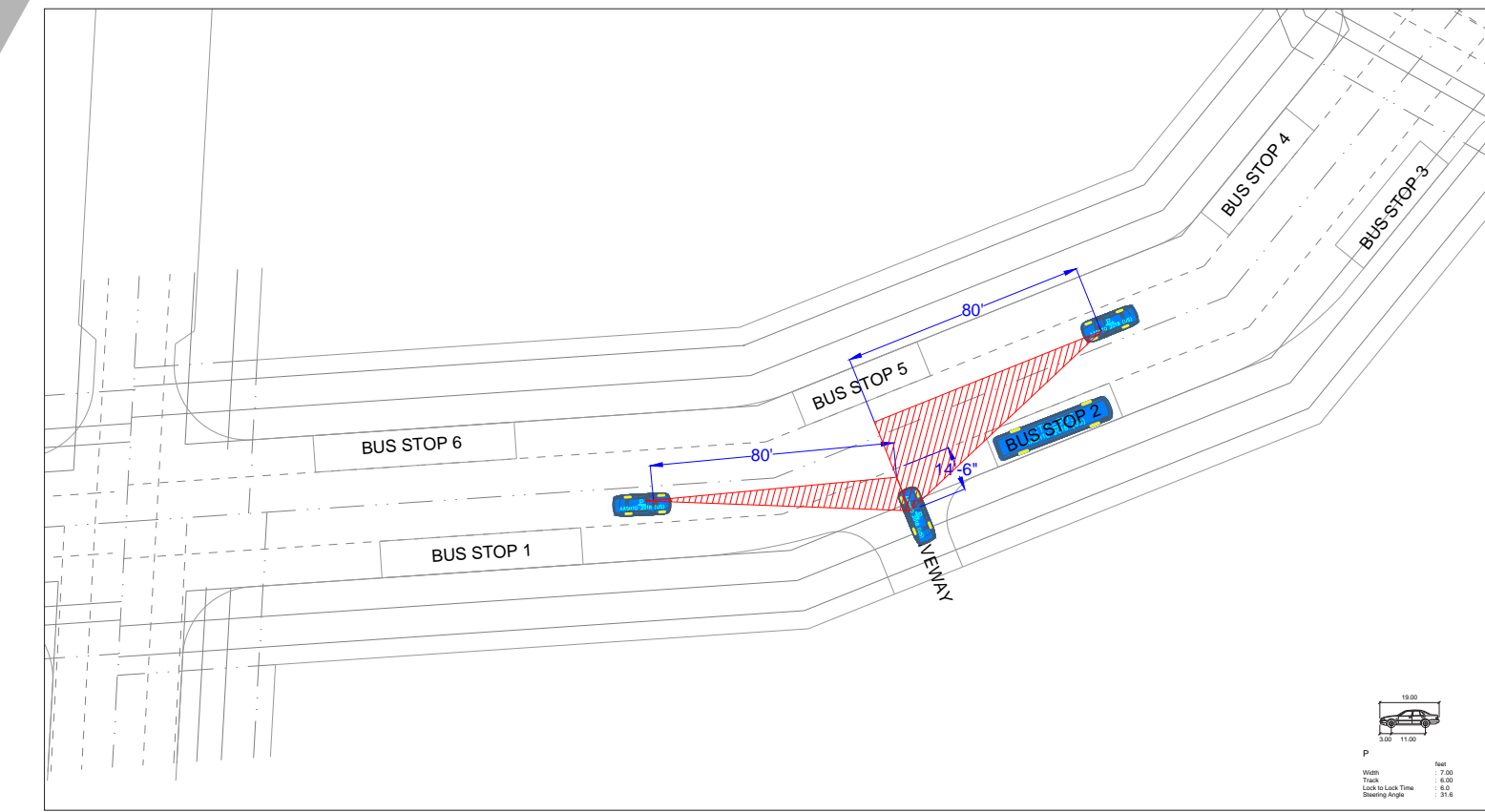
SHEET TITLE  
TRANSIT HUB DIAGRAMS

SHEET NUMBER



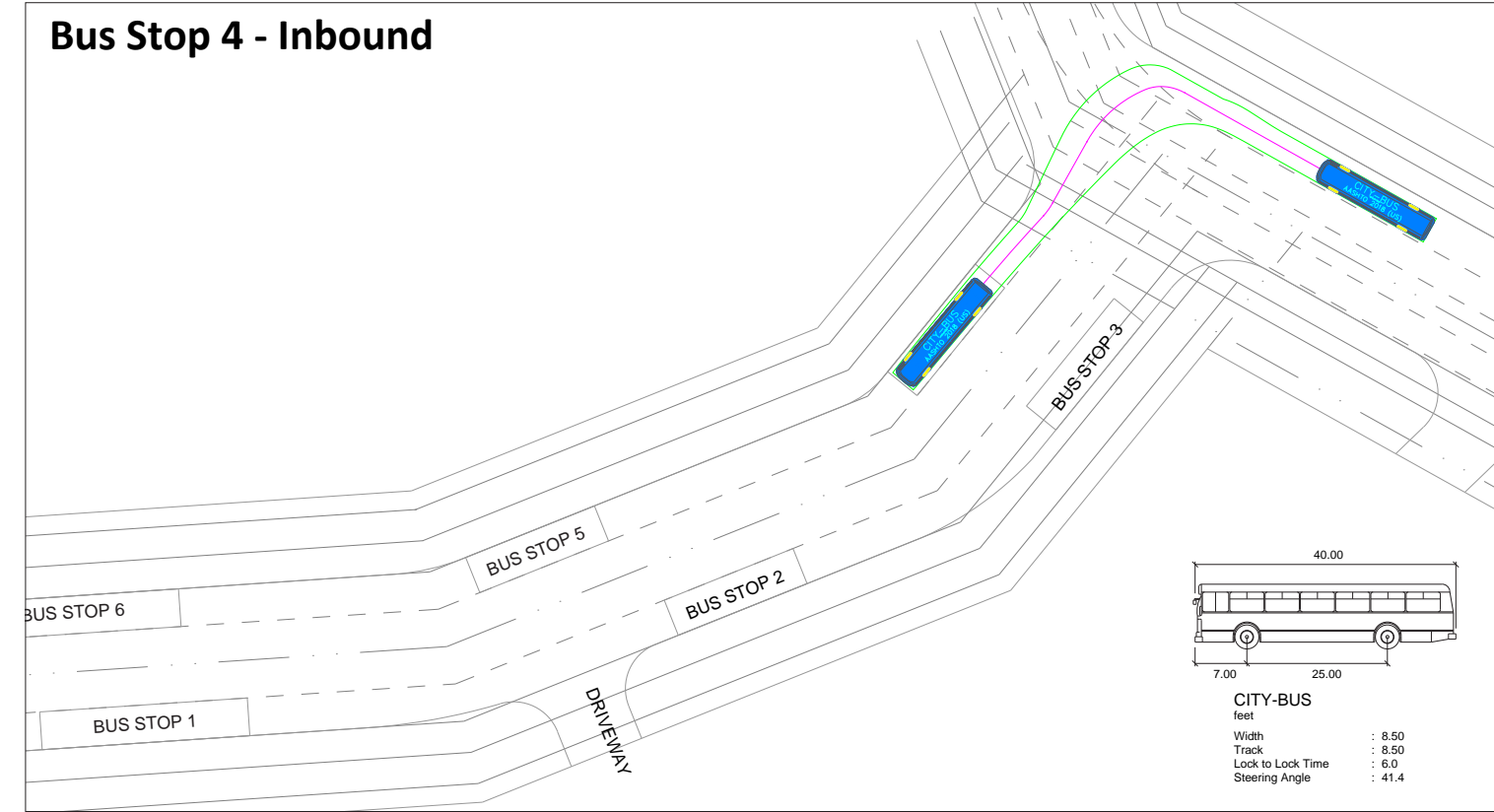


1  
10B ENLARGED PLAN - TRANSIT HUB  
SCALE: 1" = 30'-0"

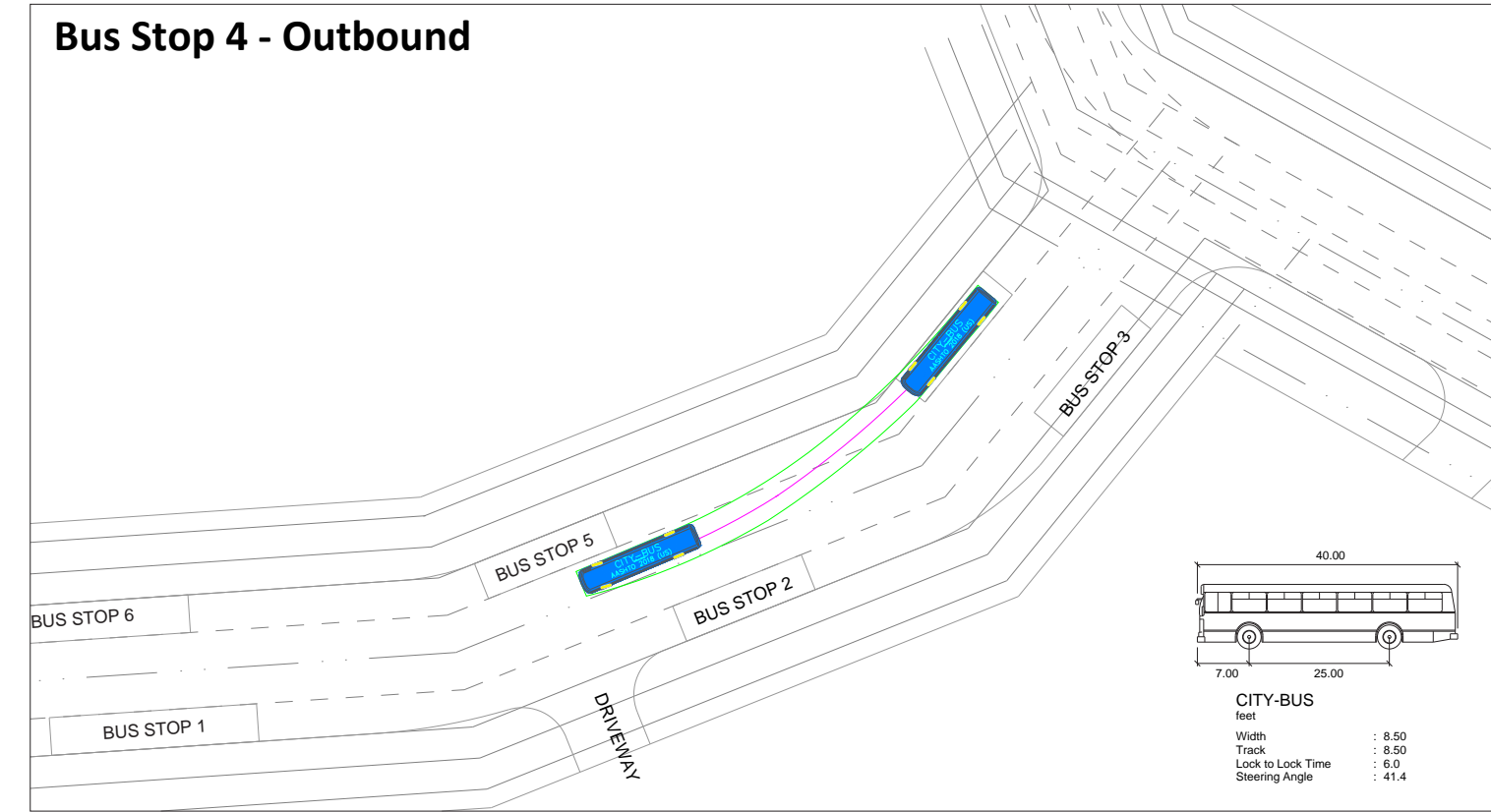


2  
10B TRANSIT HUB - VIEW CLEARANCE DIAGRAM  
SCALE: 1" = 60'-0"

Bus Stop 4 - Inbound

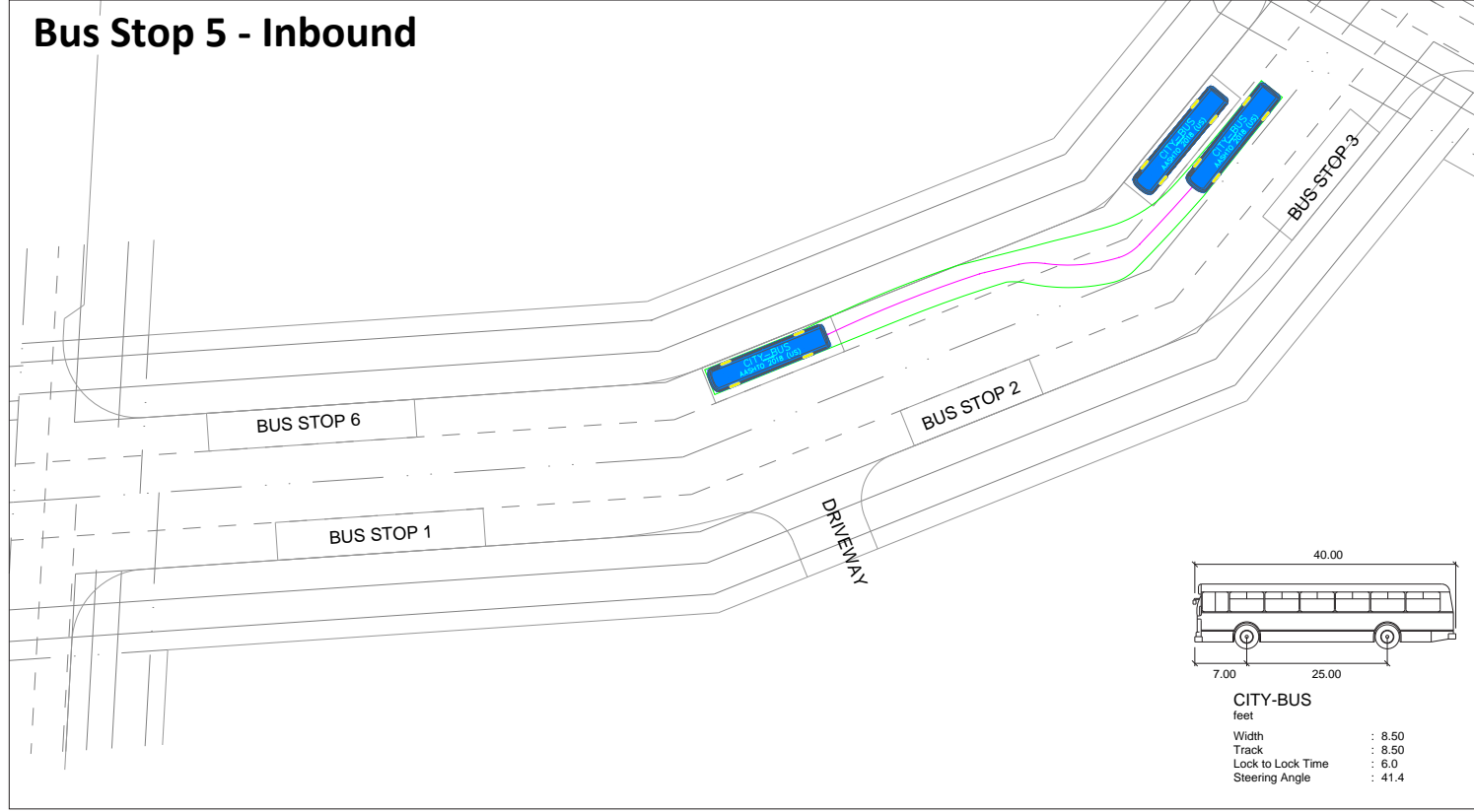


Bus Stop 4 - Outbound

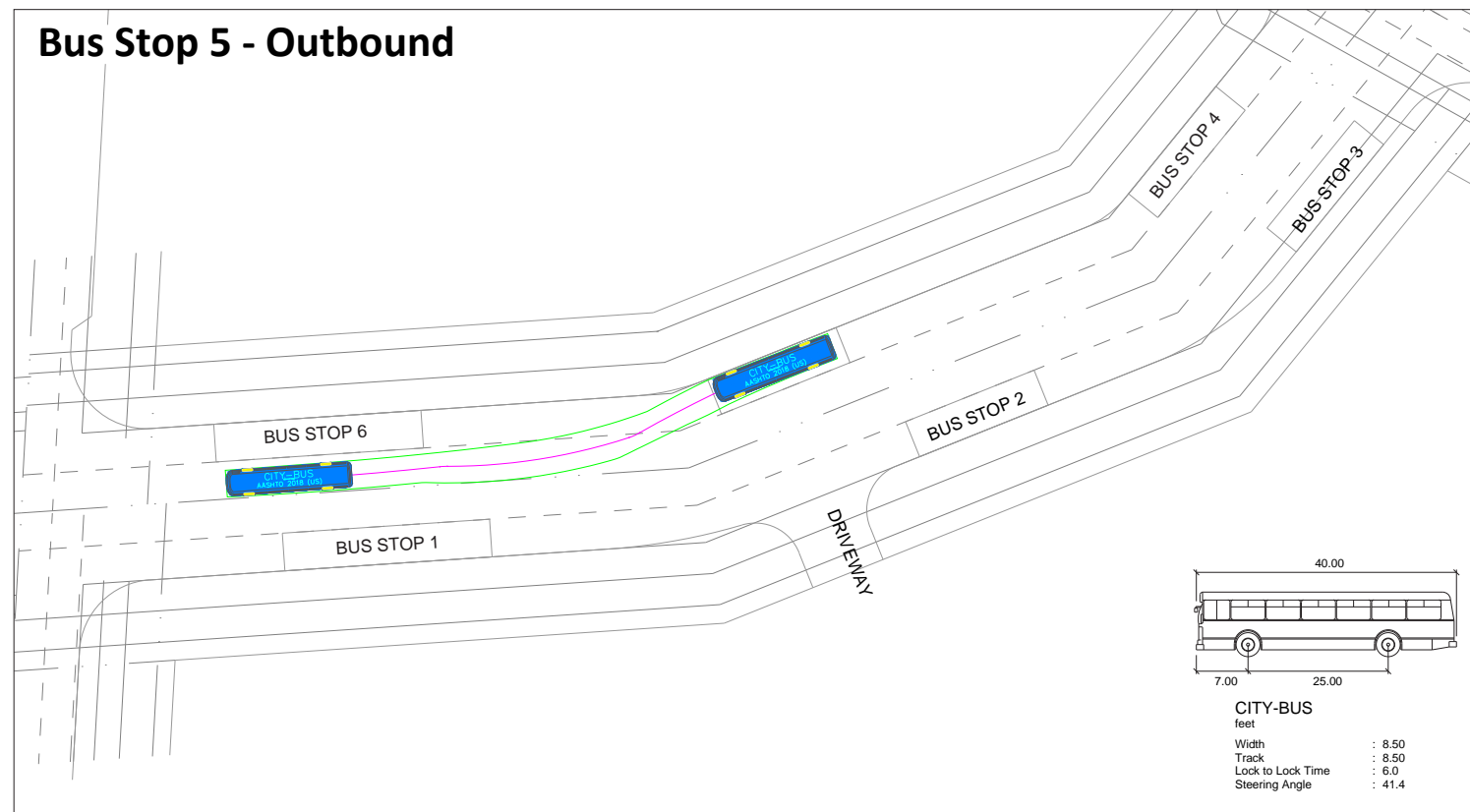


3  
10B TRANSIT HUB - STOP 4 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 60'-0"

Bus Stop 5 - Inbound

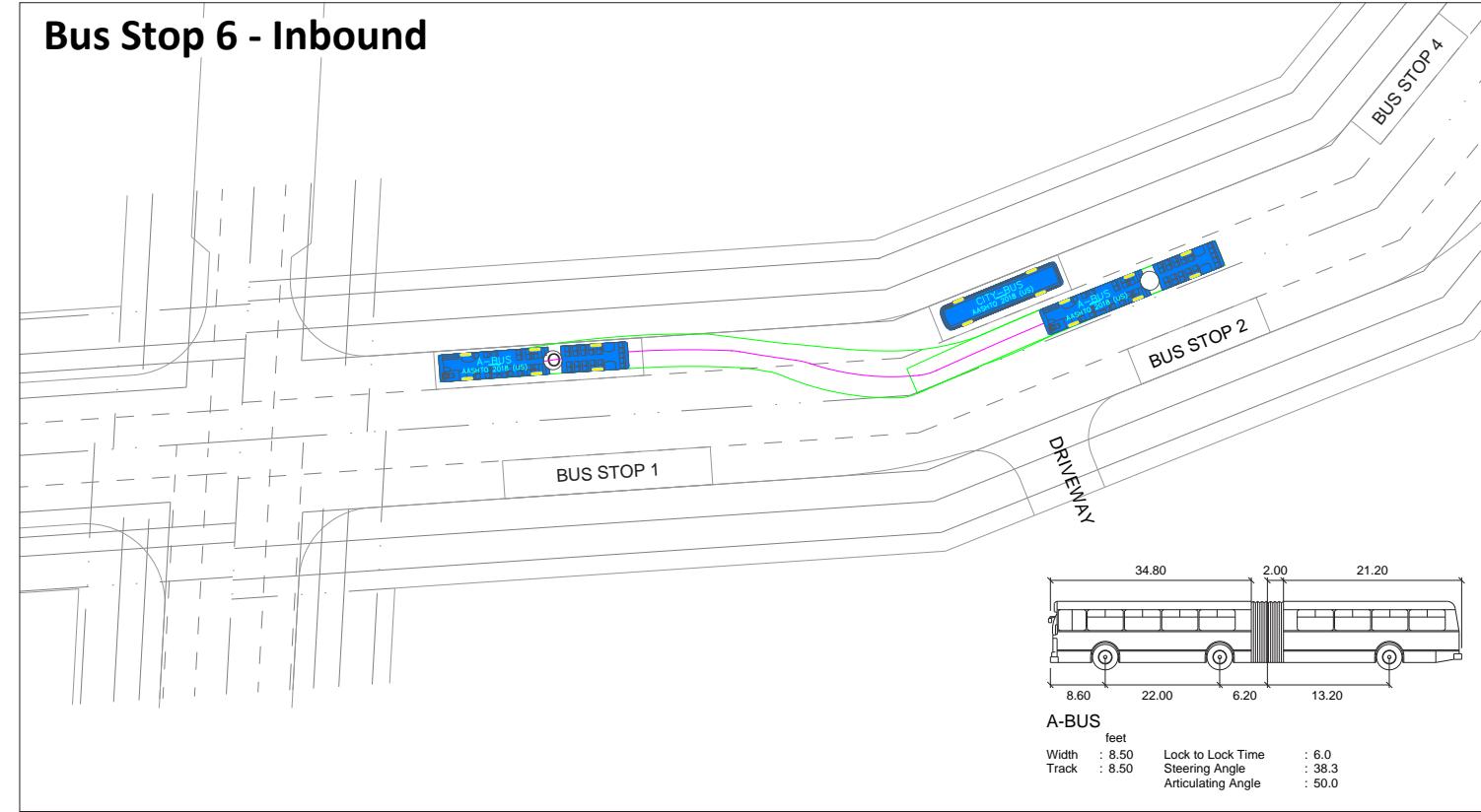


Bus Stop 5 - Outbound

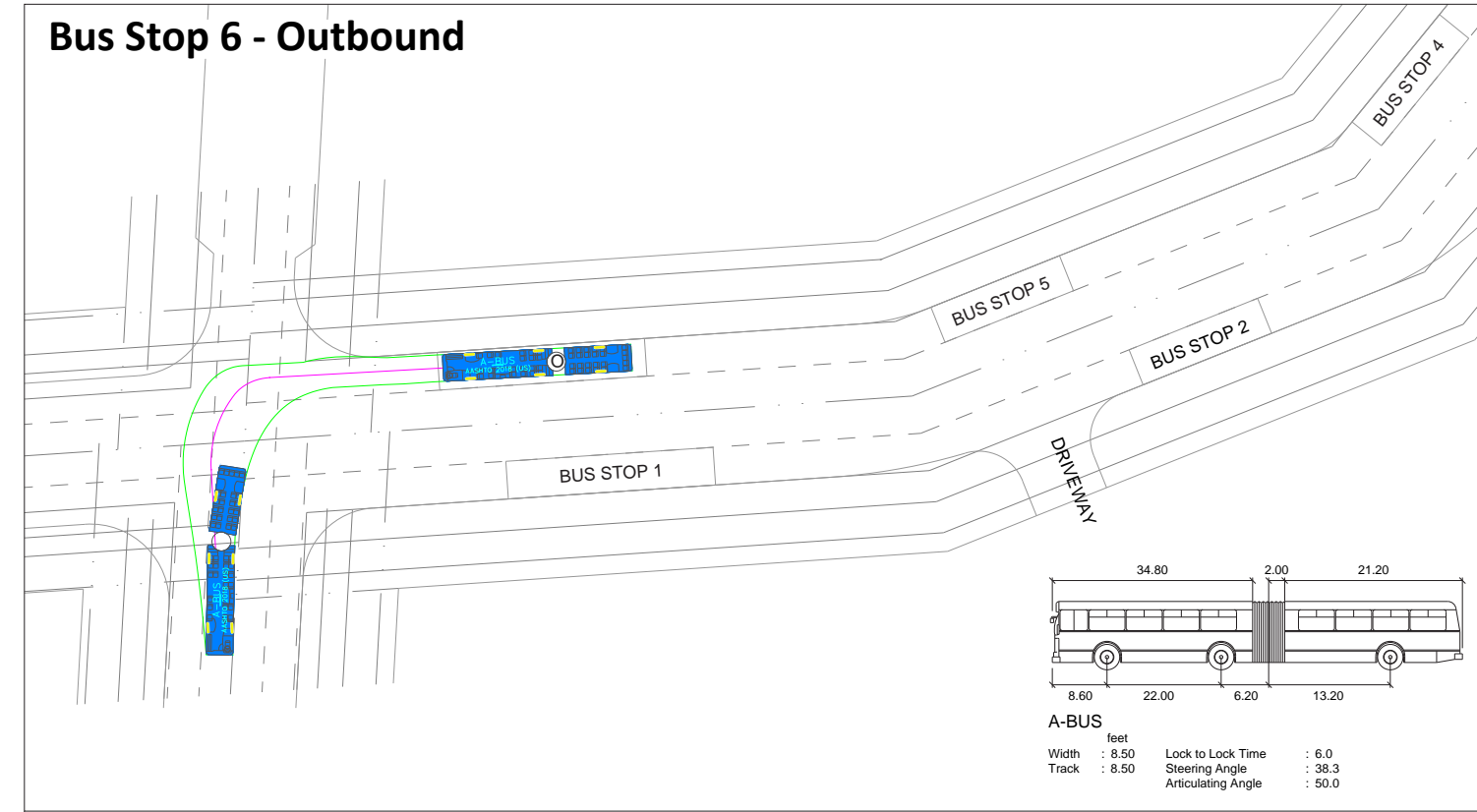


4  
10B TRANSIT HUB - STOP 5 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 60'-0"

Bus Stop 6 - Inbound



Bus Stop 6 - Outbound



5  
10B TRANSIT HUB - STOP 6 BUS TURNING  
MOVEMENTS  
SCALE: 1" = 60'-0"

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COOPER-CARRY

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PROJECT TEAM

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KEY MAP



SEAL



PROJECT

LANDMARK  
MALL  
REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER-CARRY PROJ. #

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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE: AS NOTED NORTH

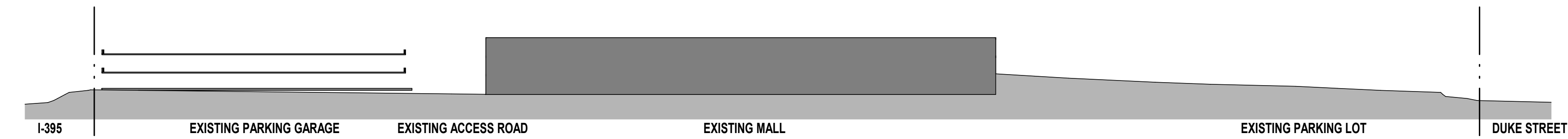
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HORZ: AS NOTED

SHEET TITLE

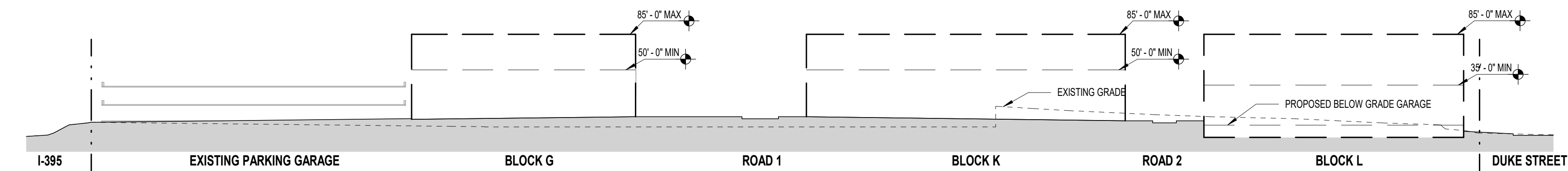
SITE SECTIONS

SHEET NUMBER

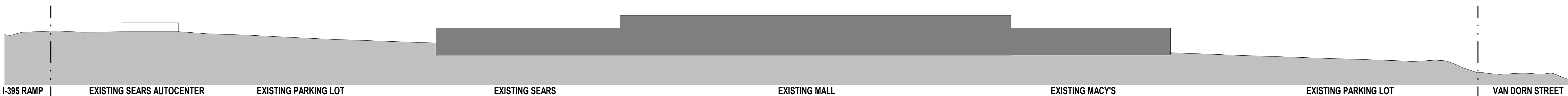
11



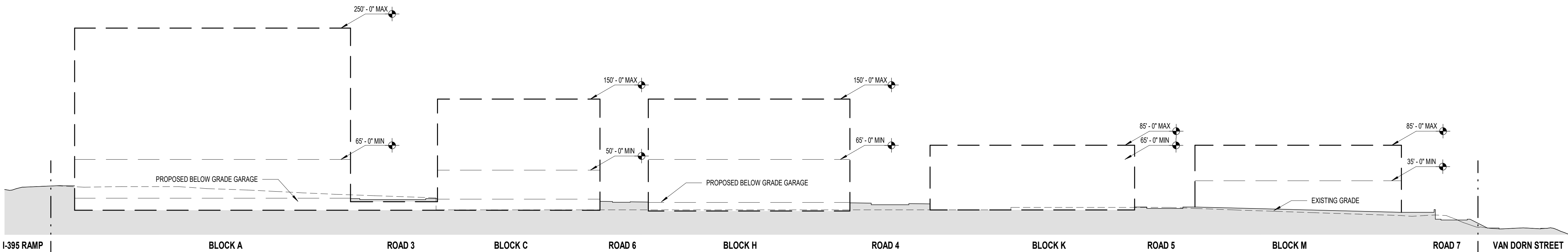
1 SITE NORTH SOUTH SECTION - EXISTING  
SCALE: 1" = 80'-0"



2 SITE NORTH SOUTH SECTION - PROPOSED  
SCALE: 1" = 80'-0"



3 SITE EAST WEST SECTION - EXISTING  
SCALE: 1" = 80'-0"



4 SITE EAST WEST SECTION - PROPOSED  
SCALE: 1" = 80'-0"





REQUIRED OPEN SPACE					
BLOCK	Area	DEVELOPMENT AREA (ACRES)	OPEN SPACE % REQ'D	OPEN SPACE REQUIRED	OPEN SPACE REQUIRED (ACRES)
DEVELOPMENT AREA					
BLOCK A/B	368,929 SF	8.47 acres	14%	51,650 SF	1.19 acres
BLOCK C	44,438 SF	1.02 acres	14%	6,221 SF	0.14 acres
BLOCK D	60,360 SF	1.39 acres	25%	15,090 SF	0.35 acres
BLOCK E	97,935 SF	2.25 acres	25%	24,484 SF	0.56 acres
BLOCK G	56,567 SF	1.30 acres	25%	14,142 SF	0.32 acres
BLOCK H	90,797 SF	2.08 acres	25%	22,699 SF	0.52 acres
BLOCK I	115,209 SF	2.64 acres	25%	28,802 SF	0.66 acres
BLOCK J	81,344 SF	1.87 acres	25%	20,336 SF	0.47 acres
BLOCK K	110,071 SF	2.53 acres	25%	27,518 SF	0.63 acres
BLOCK L	133,644 SF	3.07 acres	25%	33,411 SF	0.77 acres
BLOCK M	118,327 SF	2.72 acres	25%	29,582 SF	0.68 acres
	1,277,622 SF	29.33 acres		273,935 SF	6.29 acres
PUBLICLY ACCESSIBLE OPEN SPACE					
					3.50 acres
					3.50 acres
Grand total					9.78 acres

PROVIDED OPEN SPACE		
BLOCK	Area	ACRES
PUBLICLY ACCESSIBLE OPEN SPACE		
BLOCK Q - CENTRAL PLAZA WEST	19,198 SF	0.44 acres
BLOCK F - CENTRAL PLAZA	28,155 SF	0.65 acres
BLOCK N - CENTRAL PLAZA EAST	19,827 SF	0.46 acres
BLOCK P - TERRACE PARK	113,125 SF	2.60 acres
	180,305 SF	4.14 acres

NOTES

- PER THE SMALL AREA PLAN A MINIMUM OF 3.5 ACRES OF PUBLICLY ACCESSIBLE AT-GRADE OPEN SPACE WILL BE PROVIDED THROUGH THE CENTRAL PLAZA, TERRACE PARK, PASEO, AND NEIGHBORHOOD PARKS. ADDITIONAL OPEN SPACE WILL BE PROVIDED AS AN AGGREGATE OF 25% OF EACH NON-HOSPITAL OR COMMERCIAL DEVELOPMENT BLOCK. THIS OPEN SPACE WILL BE PROVIDED AS A MIXTURE OF AT- AND/OR ABOVE-GRADE AND WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. FOR INSTANCES IN WHICH EXCESS OPEN SPACE FOR ANY GIVEN DEVELOPMENT BLOCK IS USED TO MEET THE MINIMUM REQUIREMENT OF A DIFFERENT DEVELOPMENT BLOCK, THIS SPECIFIC AMOUNT OF OPEN SPACE SHALL BE LOCATED AT-GRADE TO CREATE A CONSOLIDATED, PUBLICLY ACCESSIBLE OPEN SPACE. EXACT LOCATIONS AND SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT SPECIAL USE PERMITS.
- THE CENTRAL PLAZA, TERRACE PARK, AND PASEO WILL BE PROVIDED IN THE AREAS INDICATED. EXACT EXTENTS MAY CHANGE BASED ON FINAL ENGINEERING.
- LOCATIONS AND SIZE OF NEIGHBORHOOD PARKS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS, AND MAY VARY FROM WHAT IS SHOWN ON THE PLAN.
- IN EARLY PHASES, THE EXISTING PARKING DECK IS UTILIZED TO PARK THE ADJACENT BLOCKS, AS WELL AS RETAIL AND OFFICE USES ON OTHER BLOCKS ACROSS "ROAD 1". AS PARKING REQUIREMENTS ADJUST AND LESS PARKING IS REQUIRED IN THE FUTURE, THERE IS POTENTIAL FOR ACTIVE RECREATION ON THE TOP LEVEL OF THE EXISTING STRUCTURE. FEASIBILITY TO INCORPORATE ACTIVE RECREATION TO BE DETERMINED AS PART OF THE DSPS PROCESS, AND IMPLEMENTATION IS SUBJECT TO MARKET CONDITIONS.
- OPEN SPACE WILL BE A MIXTURE OF HARDSCAPED AND LANDSCAPED AREAS.
- ONE-STORY ACCESSORY STRUCTURES THAT ARE CONSISTENT WITH THE INTENT OF THE OPEN SPACE MAY BE PROVIDED WITHIN THE CENTRAL PLAZA, AS PART OF THE DEVELOPMENT SPECIAL USE PERMIT PROCESS. THESE STRUCTURES SHALL NOT BE COUNTED TOWARDS MEETING THE CENTRAL PLAZA'S CONTRIBUTION FOR PUBLIC OPEN SPACE REQUIREMENTS.
- HEIGHT MAXIMUMS ARE NOT APPLICABLE TO PUBLIC PARKS. ACCESSORY STRUCTURES ARE LIMITED TO ONE-STORY IN HEIGHT.

OPEN SPACE LEGEND



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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA

STEPHEN MICHAEL SMITH  
Lic. No. 0401014885  
03/05/2021

ARCHITECT

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ. #

20200118

REVISION / ISSUANCE

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DESIGNED BY:

URBAN

DRAWN BY:

COOPER-CARRY/URBAN

CHECKED BY:

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SCALE

AS NOTED

NORTH

VERT:

AS NOTED

HORZ:

AS NOTED

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER



Public Realm a holistic approach to the design of Landmark’s parks

*Anatomy of the Public Realm: Spaces, structures, and objects that are physically and visually accessible to the public.*

- Public plaza, courtyards, parks and green spaces
- Streets, streetscapes, alleys, and laneways
- Retail, civic buildings, building lobbies, and lower levels of buildings

*Factors that influence the experience of the public realm*

- Ground level architecture (primary); Architecture of buildings above ground level (secondary)
- Materiality, color, texture, and scale
- Spatial relationships
- Views: distant, framed, glimpses and surprises
- Pinch points and expansive openings
- Environmental conditions such as sun/shade, noise, wind, etc.
- Place makers and activation elements
- Offering a variety of public spaces: spaces for social interaction, intimate spaces, active spaces, passive spaces, natural spaces, urban spaces
- Outdoor space in the age of post-COVID



Streets, Streetscapes, and Laneways



Public Plazas and Civic Spaces



Parks and Green Spaces



Ground-Level Retail



Laneway - Shareway



Placemaking

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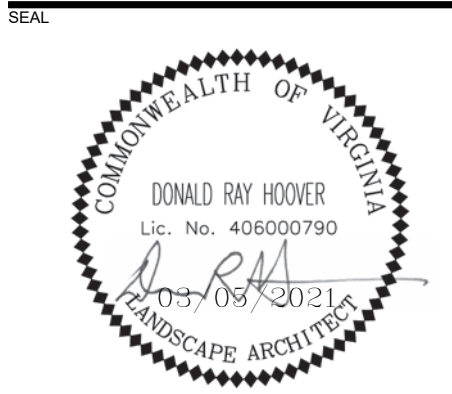
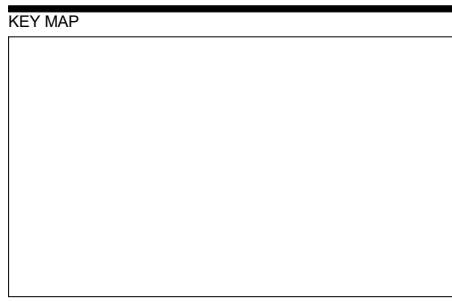
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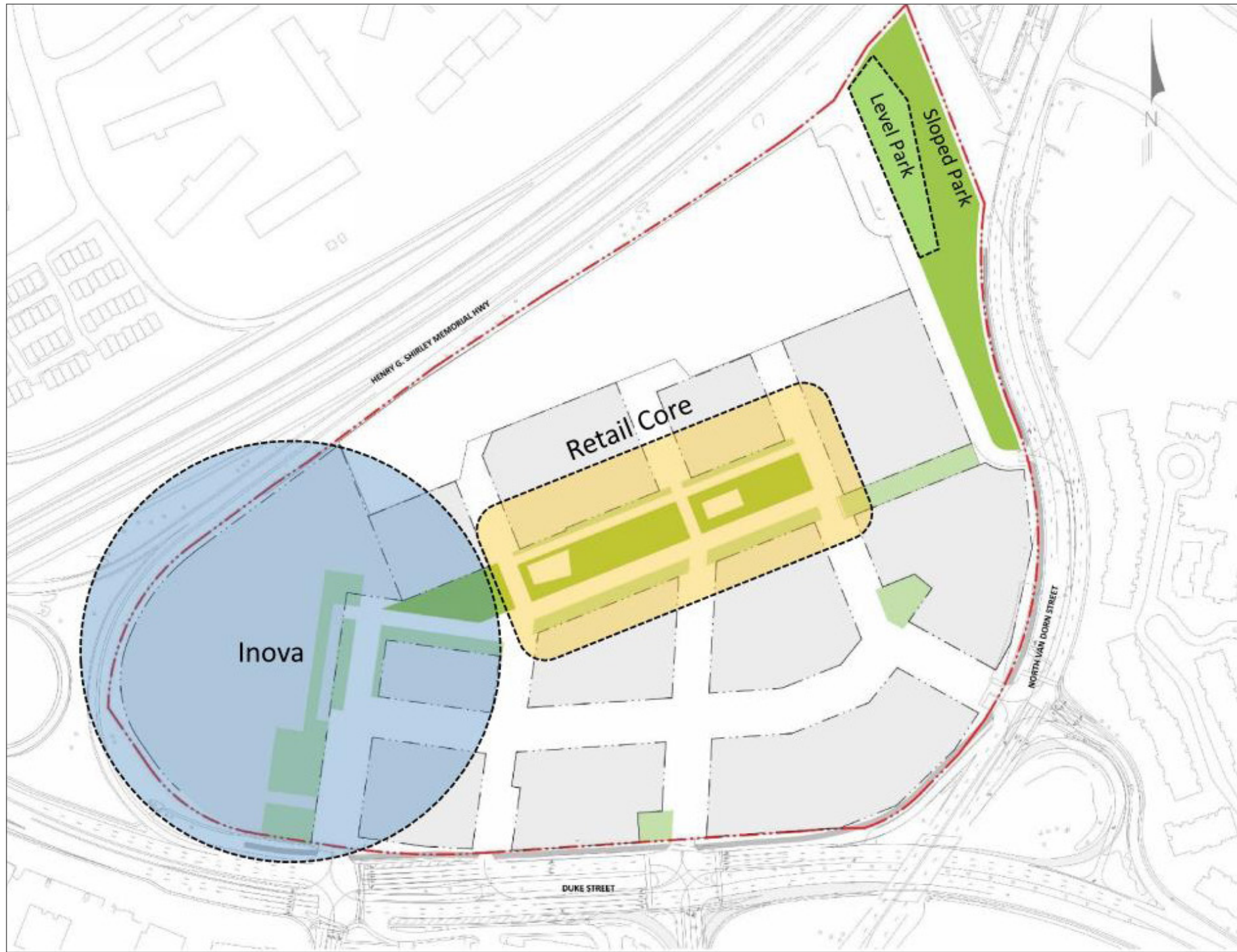
PROJECT

**LANDMARK MALL REDEVELOPMENT**

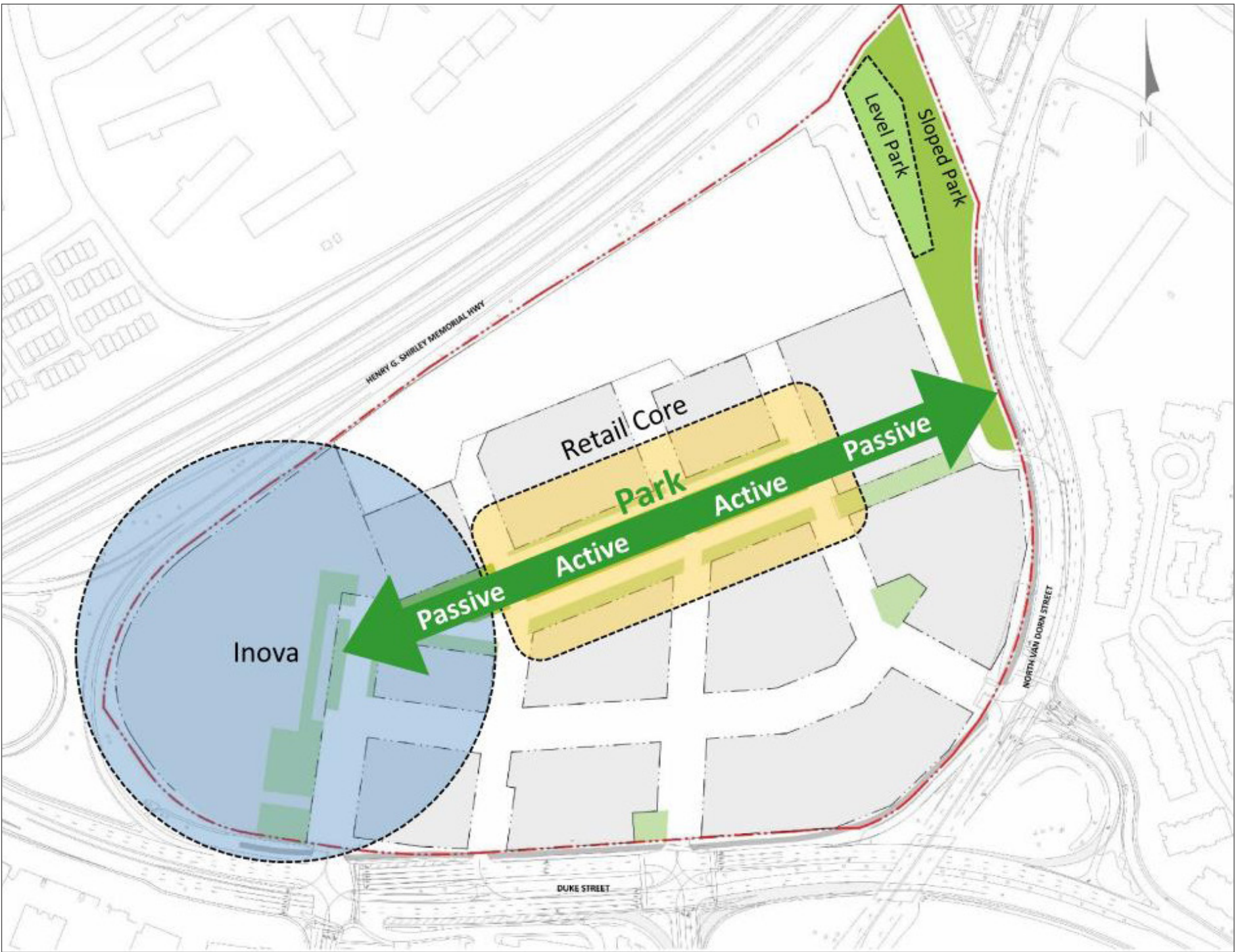
LANDMARK MALL, LLC  
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LANDMARK - VAN DORN

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DRAWN BY: COOPER-CARRY/URBAN		
CHECKED BY: -		
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VERT: AS NOTED		
HORZ: AS NOTED		
SHEET TITLE		
CONCEPTUAL ROAD SECTIONS		
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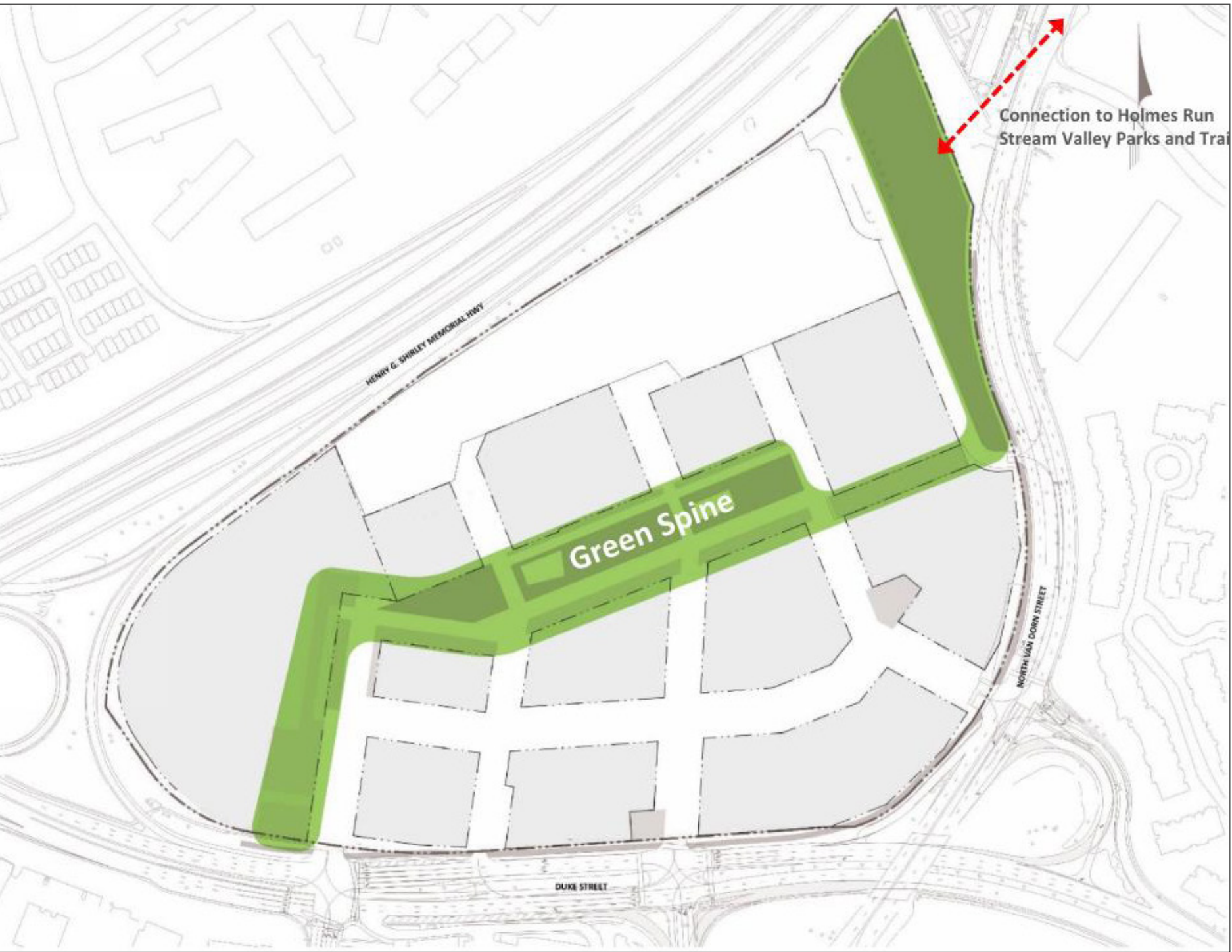




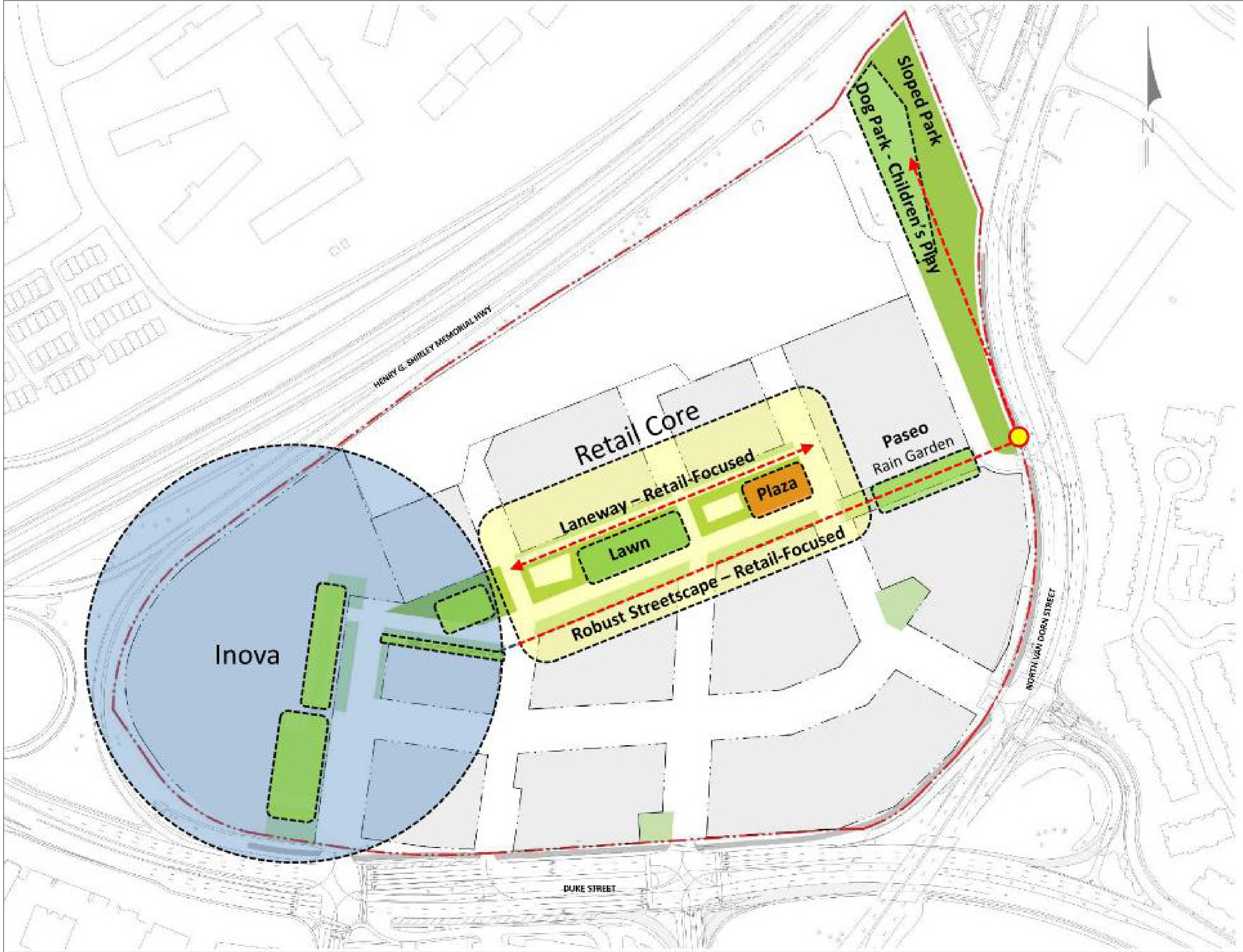
Land Use / Open Space Relationships Diagram



Activation Intensity Diagram



Connected Open Space Diagram

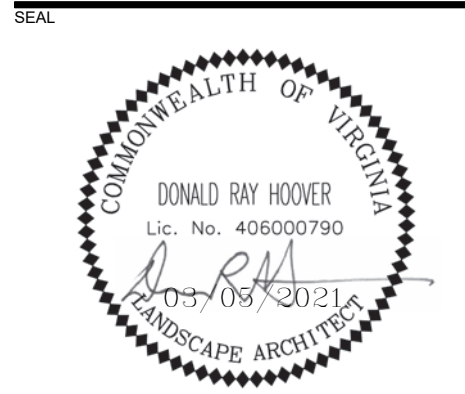
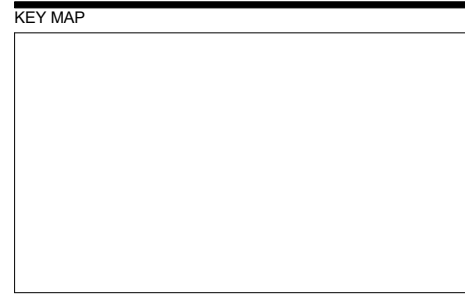


Public Realm - Park Framework Diagram

Design of Landmark's Publicly Accessible Open Space shall embrace a holistic design approach that considers all elements of the public realm as a single, seamless design. Parks and green spaces, streets and streetscapes, public plazas, outdoor cafes, civic buildings, and ground-level architecture will all contribute to defining the character and ultimate design of the publicly accessible open spaces. Throughout the public realm, the plan will include a variety of public seating and site furnishings, pedestrian walkways and trails, pedestrian lighting, planting, and an array of park program elements. Open spaces may include multi-use lawn areas, urban plazas, park pavilions, areas shaded by trees and areas open to the sun, environmental elements such as green streets and rain gardens, children's play, dog exercise area, intimate spaces and public gathering areas, gardens, and natural areas.

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**CONCEPTUAL ROAD SECTIONS**

**SHEET NUMBER**

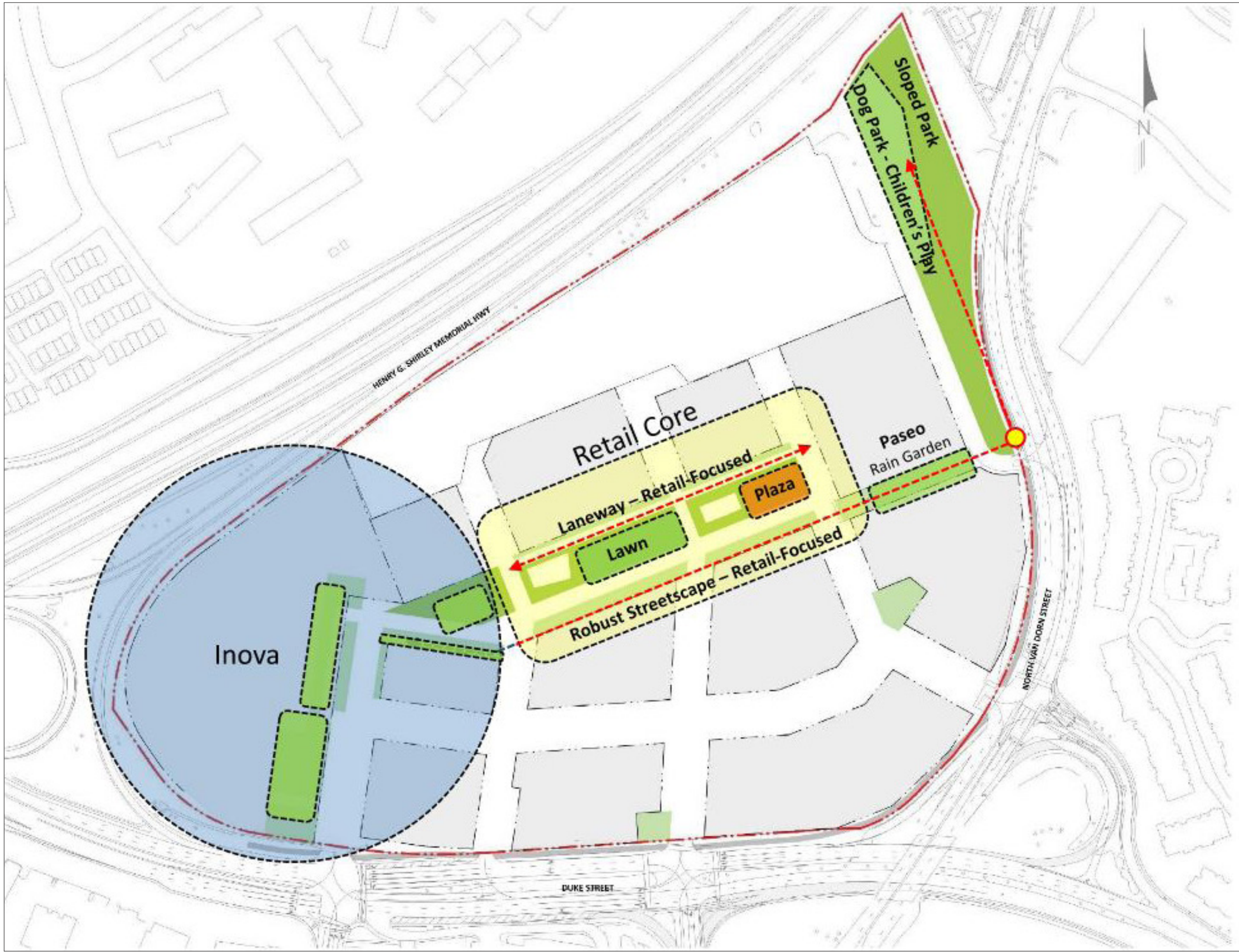




Multi-Use Lawn



Dog Park - Children's Play



Sloped Park - Potential Elevated Walkways



Plaza



Paseo - Rain Garden



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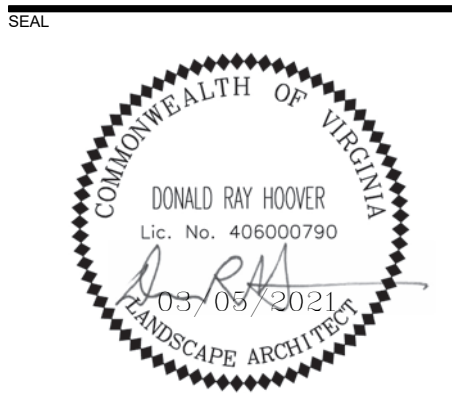
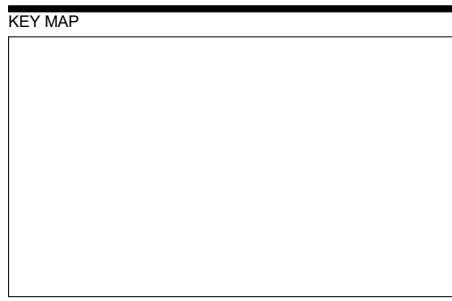
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**LANDMARK MALL REDEVELOPMENT**

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LANDMARK - VAN DORN

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## KEY MAP

SEAI

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDDESIGN PROJ.# RZ-1877

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SCALE 1" = 20' NORTH

SHEET TITLE

## SHEET NUMBER



TREE INVENTORY & CONDITION ANALYSIS							
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE	CRZ SIZE	TRUNK ELEVATION	CRZ ELEVATION	CONDITION RATING
			DBH (in.)	R (ft.)	Elevation (ft.)	Elevation (ft.)	
2241	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	177.00	176.50	62.50
2242	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	179.00	180.00	Crooked
2243	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	181.50	181.00	62.50
2244	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	183.75	183.25	Leaning
2245	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	183.75	183.25	59.38
2246	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	185.50	185.00	62.50
2247	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	185.50	185.00	Dead
2248	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	181.50	181.00	59.38
2249	<i>Robinia pseudoacacia</i>	Black Locust	20"	20"	180.00	179.50	Co-dominant, Poor
2250	<i>Prunus serotina</i>	Black Cherry	6"	6"	181.25	180.75	62.50
2251	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	183.00	182.50	62.50
2252	<i>Quercus rubra</i>	Red Oak	26"	26"	174.75	174.25	Co-dominant
2253	<i>Quercus alba</i>	White Oak	16"	16"	174.75	174.25	Co-dominant, Poor, Leaning
2254	<i>Quercus rubra</i>	Red Oak	28"	28"	181.50	181.00	62.50
2255	<i>Quercus rubra</i>	Red Oak	18"	18"	179.75	179.25	59.38
2256	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	175.75	175.25	62.50
2257	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	173.75	173.25	71.88
2258	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	181.75	181.25	59.38
2259	<i>Robinia pseudoacacia</i>	Black Locust	11"	11"	182.00	181.50	62.50
2259A	<i>Quercus rubra</i>	Red Oak	6"	6"	175.75	175.25	AFA
2260	<i>Quercus rubra</i>	Red Oak	16"	16"	181.00	180.50	62.50
2261	<i>Quercus rubra</i>	Red Oak	12"	12"	178.50	178.00	Leaning
2262	<i>Quercus rubra</i>	Red Oak	16"	16"	179.00	178.50	Dead
2263	<i>Quercus rubra</i>	Red Oak	10"	10"	181.00	180.50	Dead
2264	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	169.00	168.50	62.50
2264A	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	172.75	172.25	Co-dominant
2264B	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	183.75	183.25	AFA
2265	<i>Quercus rubra</i>	Red Oak	16"	16"	171.00	171.25	59.38
2265A	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	169.00	168.50	62.50
2266	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	173.50	173.00	56.25
2267	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	175.00	174.50	62.50
2267A	<i>Prunus serotina</i>	Black Cherry	10"	10"	173.00	172.50	AFA
2268	<i>Ulmus americana</i>	American Elm	8"	8"	183.00	182.50	56.25
2269	<i>Prunus serotina</i>	Black Cherry	7"	7"	183.50	183.00	Lost Limbs, Poor
2270	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	179.00	178.50	56.25
2271	<i>Robinia pseudoacacia</i>	Black Locust	16"	16"	171.00	170.50	Dead
2272	<i>Unknown</i>	Unknown	14"	14"	167.00	166.50	Dead
2273	<i>Robinia pseudoacacia</i>	Black Locust	22"	22"	164.50	164.00	Dead
2274	<i>Prunus serotina</i>	Black Cherry	7"	7"	166.50	166.00	59.38
2275	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	166.00	165.50	Dead
2276	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	162.50	162.00	Dead
2277	<i>Prunus serotina</i>	Black Cherry	7"	7"	165.00	164.50	Leaning
2278	<i>Prunus serotina</i>	Black Cherry	15"	15"	162.50	162.00	Co-Dominant
2279	<i>Unknown</i>	Unknown	17"	17"	173.00	172.50	Multi-stem, Dead
2280	<i>Robinia pseudoacacia</i>	Black Locust	20"	20"	173.00	172.50	59.38
2280A	<i>Robinia pseudoacacia</i>	Black Locust	6"	6"	185.00	184.50	62.50
2280B	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	185.00	184.50	Co-Dominant
2281	<i>Prunus serotina</i>	Black Cherry	12"	12"	170.50	170.00	59.38
2282	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	172.00	171.50	62.50
2283	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	173.00	172.50	59.38
2284	<i>Prunus serotina</i>	Black Cherry	7"	7"	163.50	163.00	62.50
2285	<i>Robinia pseudoacacia</i>	Black Locust	11"	11"	163.50	163.00	Dead
2285A	<i>Quercus rubra</i>	Red Oak	14"	14"	168.50	168.00	AFA, Vines
2286	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	185.50	185.00	Poor
2287	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	184.00	183.50	59.38
2288	<i>Robinia pseudoacacia</i>	Black Locust	22"	22"	180.00	179.50	62.50
2289	<i>Prunus serotina</i>	Black Locust	26"	26"	180.00	179.50	62.50
2290	<i>Ailanthus altissima</i>	Tree of Heaven	24"	24"	178.00	177.50	59.38
2291	<i>Unknown</i>	Unknown	16"	16"	170.00	169.50	Dead
2292	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	175.50	175.00	59.38
2293	<i>Robinia pseudoacacia</i>	Black Locust	7"	7"	163.00	162.50	62.50
2294	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	175.50	175.00	62.50
2294A	<i>Robinia pseudoacacia</i>	Black Locust	11"	11"	181.00	180.50	Leaning
2295	<i>Robinia pseudoacacia</i>	Black Locust	24"	24"	165.00	164.50	Co-Dominant, Poor
2295A	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	162.00	161.50	Leaning
2296	<i>Prunus serotina</i>	Black Cherry	10"	10"	160.50	160.00	Leaning
2296A	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	167.50	167.00	Crooked
2297	<i>Prunus serotina</i>	Black Cherry	13"	13"	173.50	173.00	Leaning
2297A	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	177.00	176.50	Crooked
2298	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	174.00	173.50	59.38
2298A	<i>Unknown</i>	Unknown	12"	12"	172.50	172.00	Dead
2298B	<i>Prunus serotina</i>	Black Cherry	9"	9"	185.00	184.50	59.38
2298C	<i>Prunus serotina</i>	Black Cherry	7"	7"	183.00	182.50	68.75
2298D	<i>Unknown</i>	Unknown	7"	7"	183.00	182.50	Dead
2299	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	161.00	160.50	59.38
2300	<i>Ulmus americana</i>	American Elm	14"	14"	161.00	160.50	Vines
2300A	<i>Ulmus americana</i>	American Elm	16"	16"	163.00	162.50	Vines
2301	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	166.00	165.50	Up Rooting
2301A	<i>Ailanthus altissima</i>	Tree of Heaven	24"	24"	170.00	169.50	Co-Dominant
2301B	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	171.00	170.50	65.63
2301C	<i>Prunus serotina</i>	Black Cherry	10"	10"	183.00	182.50	Co-Dominant
2301D	<i>Ulmus americana</i>	American Elm	28"	28"	184.00	183.50	Multistem
2302	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	162.00	161.50	62.50
2303	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	157.00	156.50	62.50
2304	<i>Ulmus americana</i>	American Elm	10"	10"	156.00	155.50	59.38
2304A	<i>Prunus serotina</i>	Black Cherry	8"	8"	165.00	164.50	59.38
2305	<i>Unknown</i>	Unknown	9"	9"	166.00	165.50	Dead
2305A	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	164.00	163.50	59.38
2305B	<i>Ailanthus altissima</i>	Tree of Heaven	18"	18"	163.00	162.50	Co-Dominant
2305C	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	165.00	164.50	62.50
2305D	<i>Prunus serotina</i>	Black Cherry	15"	15"	177.00	176.50	62.50
2306	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	183.00	182.50	59.38
2306A	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	179.00	178.50	Heavy Leaning
2306B	<i>Prunus serotina</i>	Black Cherry	8"	8"	177.00	176.50	59.38
2306C	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	185.00	184.50	59.38
2306D	<i>Ulmus americana</i>	American Elm	6"	6"	181.00	180.50	62.50
2306E	<i>Prunus serotina</i>	Black Cherry	9"	9"	181.00	180.50	Co-Dominant, Leaning
2306F	<i>Carya glabra</i>	Pignut Hickory	11"	11"	174.00	173.50	59.38
2307	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	159.00	158.50	59.38
2307A	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	159.00	158.50	Dead
2307B	<i>Ailanthus altissima</i>	Tree of Heaven	14"	14"	156.00	155.50	65.63
2307C	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	157.00	156.50	68.75
2308	<i>Juniperus virginiana</i>	Eastern Red Cedar	9"	9"	155.00	154.50	Vines
2308A	<i>Juniperus virginiana</i>	Eastern Red Cedar	14"	14"	152.00	151.50	65.63
2309	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	156.00	155.50	68.75
2309A	<i>Ulmus americana</i>	American Elm	14"	14"	151.00	150.50	59.38
2310	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	182.00	181.50	62.50
2310A	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	181.00	180.50	62.50
2310B	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	185.00	184.50	59.38
2310C	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	186.00	185.50	59.38
2310D	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	188.00	187.50	62.50
2311	<i>Ailanthus altissima</i>	Tree of Heaven	26"	26"	175.00	174.50	62.50
2311A	<i>Robinia pseudoacacia</i>	Black Locust	28"	28"	176.00	175.50	59.38
2311B	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	174.00	173.50	Poor
2311C	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	173.00	172.50	Dead
2311D	<i>Juniperus virginiana</i>	Eastern Red Cedar	7"	7"	182.00	181.50	65.63
2311E	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	187.00	186.50	68.75
2311F	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	170.00	169.50	59.38
2312	<i>Ulmus americana</i>	American Elm	14"	14"	178.00	177.50	Vines
2312A	<i>Quercus rubra</i>	Red Oak	15"	15"	180.00	179.50	Vines
2313	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	189.00	188.50	59.38
2313A	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	187.00	186.50	59.38
2313B	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	185.00	184.50	59.38
2313C	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	189.00	188.50	62.50
2313D	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	189.00	188.50	62.50
2314	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	178.00	177.50	59.38
2314A	<i>Unknown</i>	Unknown	6"	6"	177.00	176.50	Dead
2314B	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	176.00	175.50	65.63
2314C	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	174.00	173.50	68.75
2315	<i>Ailanthus altissima</i>	Tree of Heaven	30"	30"	167.00	166.50	Multistem

TREE INVENTORY & CONDITION ANALYSIS									
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE	CRZ SIZE	TRUNK ELEVATION	CRZ ELEVATION	COMMENTS	CONDITION RATING	
			DBH (in.)	R (ft.)	Elevation (ft.)	Elevation (ft.)			
2315A	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	165.00	164.50		68.75	
2315B	<i>Ailanthus altissima</i>	Tree of Heaven	24"	24"	164.00	163.50	Multistem	53.13	
2315C	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	168.00	167.50		62.50	
2316	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	160.00	159.50		62.50	
2317	<i>Ulmus americana</i>	American Elm	8"	8"	162.00	161.50		53.13	
2318	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	148.00	147.50		59.38	
2319	<i>Ulmus americana</i>	American Elm	12"	12"	149.00	148.50	Leaning, Poor	28.13	
2320	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	158.00	157.50		65.63	
2320A	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	159.00	158.50		68.75	
2321	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	183.00	182.50		62.50	
2321A	<i>Juniperus virginiana</i>	Eastern Red Cedar	9"	9"	183.00	182.50		53.13	
2321B	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	187.00	186.50		62.50	
2321C	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	185.00	184.50		59.38	
2322	<i>Ailanthus altissima</i>	Tree of Heaven	21"	21"	191.00	190.50	Poor, Co-Dominant	53.13	
2323	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	190.00	189.50		65.63	
2324	<i>Robinia pseudoacacia</i>	Black Locust	11"	11"	194.00	193.50		68.75	
2325	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	190.00	189.50	Poor	28.13	
2325A	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	190.00	189.50		59.38	
2325B	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	187.00	186.50	Dead	0.00	
2326	<i>Prunus serotina</i>	Black Cherry	10"	10"	181.00	180.50		59.38	
2326A	<i>Robinia pseudoacacia</i>	Black Locust	6"	6"	182.00	181.50	Dead	0.00	
2326B	<i>Robinia pseudoacacia</i>	Black Locust	16"	16"	182.00	181.50		53.13	
2326C	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	178.00	177.50		62.50	
2326D	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	174.00	173.50		62.50	
2326E	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	172.00	171.50		53.13	
2327	<i>Acer rubrum</i>	Red Maple	55"	55"	152.00	151.50	Co-Dominant, 1/2 Leaning	50.00	
2327A	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	165.00	164.50		53.13	
2327B	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	160.00	159.50	Dead	0.00	
2327C	<i>Robinia pseudoacacia</i>	Black Locust	7"	7"	167.00	166.50		65.63	
2328	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	143.00	142.50		68.75	
2328A	<i>Ailanthus altissima</i>	Tree of Heaven	27"	27"	142.00	141.50	Co-Dominant	53.13	
2328B	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	142.00	141.50		62.50	
2328C	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	143.00	142.50		62.50	
2328D	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	146.00	145.50		53.13	
2328E	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	146.00	145.50		65.63	
2328F	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	144.00	143.50		68.75	
2329	<i>Ailanthus altissima</i>	Tree of Heaven	48"	48"	147.00	146.50	Multistem	59.38	
2329A	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	145.00	144.50		53.13	
2329B	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	152.00	151.50		62.50	
2329C	<i>Ulmus americana</i>	American Elm	7"	7"	155.00	154.50		53.13	
2329D	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	153.00	152.50		62.50	
2330	<i>Ulmus americana</i>	American Elm	6"	6"	159.00	158.50		59.38	
2330A	Unknown	Unknown	14"	14"	158.00	157.50	Dead	0.00	
2330B	<i>Prunus serotina</i>	Black Cherry	6"	6"	162.00	161.50		59.38	
2330C	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	166.00	165.50	Dead	0.00	
2330D	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	168.00	167.50	Poor	28.13	
2331	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	169.00	168.50		59.38	
2331A	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	173.00	172.50	Dead	0.00	
2331B	<i>Prunus serotina</i>	Black Cherry	10"	10"	173.00	172.50		59.38	
2331C	<i>Robinia pseudoacacia</i>	Black Locust	8"	8"	176.00	175.50	Dead	0.00	
2331D	<i>Robinia pseudoacacia</i>	Black Locust	18"	18"	178.00	177.50	Poor	28.13	
2332	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	191.00	190.50		59.38	
2332A	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	190.00	189.50	Co-Dominant	65.63	
2332C	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	186.00	185.50		68.75	
2332B	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	191.00	190.50	Poor	28.13	
2333	<i>Ailanthus altissima</i>	Tree of Heaven	19"	19"	191.00	190.50	Co-Dominant	53.13	
2334	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	191.00	190.50		62.50	
2335	<i>Robinia pseudoacacia</i>	Black Locust	26"	26"	189.00	188.50		62.50	
2336	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	191.00	190.50		53.13	
2337	<i>Ailanthus altissima</i>	Tree of Heaven	19"	19"	191.00	190.50	Co-Dominant	65.63	
2337A	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	191.00	190.50		68.75	
2337B	<i>Robinia pseudoacacia</i>	Black Locust	7"	7"	191.00	190.50	Crooked	59.38	
2338	<i>Ailanthus altissima</i>	Tree of Heaven	14"	14"	187.00	186.50		53.13	
2338A	<i>Ailanthus altissima</i>	Tree of Heaven	12"	12"	187.00	186.50		62.50	
2338B	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	186.00	185.50		62.50	
2339	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	180.00	179.50		53.13	
2339A	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	178.00	177.50		65.63	
2339B	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	179.00	178.50		68.75	
2339C	<i>Robinia pseudoacacia</i>	Black Locust	13"	13"	175.00	174.50	Vines	40.63	
2340	<i>Quercus palustris</i>	Pin Oak	32"	32"	153.00	152.50		43.75	
2340A	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	161.00	160.50		48.68	
2341	<i>Quercus palustris</i>	Pin Oak	16"	16"	163.00	162.50	Vines	53.13	
2341A	<i>Quercus palustris</i>	Pin Oak	10"	10"	162.00	161.50		62.50	
2341B	<i>Quercus palustris</i>	Pin Oak	8"	8"	161.00	160.50		62.50	
2341C	<i>Ulmus americana</i>	American Elm	7"	7"	167.00	166.50		53.13	
2341D	Unknown	Unknown	9"	9"	168.00	167.50	Dead	0.00	
2341E	<i>Robinia pseudoacacia</i>	Black Locust	12"	12"	170.00	169.50	Poor	28.13	
2341F	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	176.00	175.50		65.63	
2342	<i>Prunus serotina</i>	Black Cherry	16"	16"	164.00	163.50		68.75	
2342A	<i>Ulmus americana</i>	American Elm	26"	26"	167.00	166.50	Co-Dominant	65.63	
2342B	<i>Ailanthus altissima</i>	Tree of Heaven	16"	16"	170.00	169.50	Co-Dominant	68.75	
2343	<i>Gleditsia tracanthus</i>	Honey Locust	14"	14"	190.00	189.50		53.13	
2343A	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	191.00	190.50		62.50	
2343B	<i>Ailanthus altissima</i>	Tree of Heaven	16"	16"	190.00	189.50		62.50	
2343C	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	189.00	188.50		53.13	
2343D	<i>Robinia pseudoacacia</i>	Black Locust	14"	14"	187.00	186.50		65.63	
2344	<i>Robinia pseudoacacia</i>	Black Locust	18"	18"	185.00	184.50	Vines	68.75	
2344A	<i>Ailanthus altissima</i>	Tree of Heaven	11"	11"	189.00	188.50		59.38	
2345	<i>Ailanthus altissima</i>	Tree of Heaven	15"	15"	190.50	190.00	Co-Dominant	65.63	
2345A	<i>Ailanthus altissima</i>	Tree of Heaven	16"	16"	191.00	190.50	Co-Dominant	68.75	
2345B	<i>Ailanthus altissima</i>	Tree of Heaven	13"	13"	192.00	191.50	Co-Dominant	40.63	
2345C	<i>Ailanthus altissima</i>	Tree of Heaven	20"	20"	190.50	190.00	Co-Dominant, Crooked, 1/2 Dead	25.00	
2345D	<i>Ulmus americana</i>	Tree of Heaven	6"	6"	191.00	190.50		46.88	
2346	<i>Ailanthus altissima</i>	Tree of Heaven	21"	21"	187.00	186.50	Multistem	53.13	
2346A	<i>Ulmus americana</i>	Tree of Heaven	6"	6"	185.00	185.50		62.50	
2347	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	184.00	183.50		59.38	
2347A	<i>Ailanthus altissima</i>	Tree of Heaven	9"	9"	182.00	181.50		53.13	
2347B	<i>Prunus serotina</i>	Black Cherry	15"	15"	185.00	184.50	Co-Dominant	65.63	
2348	<i>Prunus serotina</i>	Black Cherry	11"	11"	175.00	174.50		68.75	
2348A	<i>Ailanthus altissima</i>	Tree of Heaven	15"	15"	175.00	174.50	Co-Dominant	65.63	
2349	<i>Prunus serotina</i>	Black Cherry	24"	24"	191.00	190.50	Co-Dominant, Vines	68.75	
2349A	<i>Prunus serotina</i>	Black Cherry	8"	8"	187.00	186.50	Dead	0.00	
2349B	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	186.00	185.50	Vines	50.00	
2350	<i>Prunus serotina</i>	Black Cherry	28"	28"	188.00	187.50	Dead	0.00	
2350A	Unknown	Unknown	6"	6"	185.00	184.50	Dead	0.00	
2350B	<i>Prunus serotina</i>	Black Cherry	12"	12"	185.00	184.50	Leaning	59.38	
2350C	<i>Prunus serotina</i>	Black Cherry	16"	16"	189.00	188.50	Dead	0.00	
2351	<i>Prunus serotina</i>	Black Cherry	42"	42"	183.00	182.50	Vines	59.38	
2351A	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	181.00	180.50		53.13	
2351B	<i>Ailanthus altissima</i>	Tree of Heaven	10"	10"	185.00	184.50		62.50	
2351C	<i>Robinia pseudoacacia</i>	Black Locust	10"	10"	185.00	184.50		62.50	
2352	<i>Ulmus americana</i>	American Elm	8"	8"	174.00	173.50		53.13	
2353	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	174.00	173.50		59.38	
2354	<i>Prunus serotina</i>	Black Cherry	39"	39"	174.25	173.75	Multistem, 2/3 Dead, Leaning	28.13	
2355	<i>Quercus rubra</i>	Red Oak	16"	16"	175.25	174.75		65.63	
2356	<i>Acer rubrum</i>	Red Maple	6"	6"	175.75	175.25		68.75	
2356A	<i>Prunus serotina</i>	Black Cherry	6"	6"	178.00	177.50	Leaning	53.13	
2357	<i>Juniperus virginiana</i>	Eastern Red Cedar	14"	14"	175.00	174.50		62.50	
2358	<i>Prunus serotina</i>	Black Cherry	16"	16"	188.00	187.50		62.50	
2358A	<i>Prunus serotina</i>	Black Cherry	8"	8"	181.00	180.50		53.13	
2359	<i>Robinia pseudoacacia</i>	Black Locust	14"	14"	182.00	181.50		65.63	
2359A	<i>Quercus palustris</i>	Pin Oak	12"	12"	180.00	179.50		68.75	
2360	<i>Ailanthus altissima</i>	Tree of Heaven	8"	8"	192.00	191.50	Leaning	59.38	
2360A	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	190.00	189.50		65.63	
2360B	<i>Ailanthus altissima</i>	Tree of Heaven	6"	6"	190.00	189.50		61.75	
2360C	<i>Prunus serotina</i>	Black Cherry	7"	7"	190.00	189.50		50.00	
2360D	<i>Ailanthus altissima</i>	Tree of Heaven	24"	24"	192.00	191.50	Co-Dominant	53.13	
2361	<i>Ailanthus altissima</i>	Tree of Heaven	7"	7"	189.50	189.00		53.13	
2362	<i>Robinia pseudoacacia</i>	Black Locust	9"	9"	189.00	188.50		62.50	
2362A	<i>Prunus serotina</i>	Black Cherry	6"	6"	188.00	187.50		62.50	





PLACEMAKING APPROACH NARRATIVE

PLACEMAKING IS THE PROCESS OF CREATING QUALITY SPACES AND BUILDINGS. THE LANDMARK PLAN PROPOSES A NEW COMMUNITY THAT WILL ENHANCE QUALITY OF LIFE AND CREATE A REMARKABLE DESTINATION FOR RESIDENTS AND VISITORS TO THE WEST END OF ALEXANDRIA.

THE PROPOSED DEVELOPMENT ACHIEVES THIS IN A NUMBER OF WAYS. THE PROPOSED DEVELOPMENT INCLUDES A MIX OF USES, AND FEATURES HIGH QUALITY, PUBLICLY ACCESSIBLE OPEN SPACE DESIGNED TO PROVIDE A VARIETY OF EXPERIENCES AND TYPES, WHICH WILL CREATE AN IDENTITY FOR THE COMMUNITY. THE PROPOSED DEVELOPMENT PRIORITIZES MULTI-MODAL TRANSIT WITH THE TRANSIT HUB AND BICYCLE FACILITIES. THE VARIETY OF PLANNED HOUSING TYPES WILL PROMOTE A MULTI-GENERATIONAL COMMUNITY. FINALLY, HEALTH WILL BE A PRIORITY WITH THE INOVA HOSPITAL COMPLEX.

AT THE SPECIFIC AREAS INDICATED ON THE PLAN FOR PLACEMAKING OPPORTUNITIES, BUILDINGS AND OPEN SPACES WILL INCLUDE GATEWAY ELEMENTS, PUBLIC ART, AND QUALITY MATERIALS. ADDITIONAL INFORMATION CAN BE FOUND IN THE LEGEND RELATED TO THE EXACT ALLOWANCES FOR THESE AREAS.

LEGEND

- GATEWAY/PLACEMAKING LOCATIONS  
LOCATIONS OF ICONIC FEATURES RELATED TO APPROACH CORRIDORS AND/OR LANDMARK IDENTITY LOCATIONS. SIGNATURE BUILDINGS MAY BE LOCATED IN THESE LOCATIONS, NOT TO EXCEED THE MAXIMUM HEIGHT OF 250 FEET, AS SET FOR LANDMARK MALL DEVELOPMENT BLOCK IN THE LANDMARK-VAN DORN CORRIDOR PLAN.
- ENHANCED ENTRANCE  
SIGNATURE BUILDINGS MAY BE LOCATED AT THIS LOCATION (NOT TO EXCEED THE MAXIMUM HEIGHT OF 250 FEET). THIS LOCATION MAY ALSO INCLUDE OTHER ELEMENTS TO HIGHLIGHT THE ENTRANCE, WHICH MAY INCLUDE SIGNAGE, PUBLIC ART, LIGHTING, ARCHITECTURAL MASSING, TO BE OUTLINED IN THE DESIGN GUIDELINES, AND FINALIZED AS PART OF THE DEVELOPMENT REVIEW PROCESS.
- OPEN SPACE  
- HEIGHT MINIMUMS/MAXIMUMS NOT APPLICABLE  
- PRIVATE OPEN SPACE WITH ACCESS EASEMENT

NOTES

- HEIGHT MAXIMUMS AND MINIMUMS ARE NOT APPLICABLE TO PUBLIC PARKS.
- THE PREDOMINANT HEIGHT OF BUILDINGS ON THE BLOCK SHALL BE AT LEAST THE MINIMUM SHOWN ON THE CONCEPTUAL BUILDING HEIGHTS PLAN, UNLESS LOWER HEIGHTS ARE APPROVED AS PART OF THE DSUP FOR A BUILDING.

COOPER CARRY

625 N WASHINGTON ST  
ALEXANDRIA, VA 22314  
(703) 519-6152  
WWW.COOPERCARRY.COM

PROJECT TEAM

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KEY MAP

SEAL

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
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3	-	-
4	-	-
5	-	-
6	-	-
7		
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10		
DESIGNED BY: URBAN DRAWN BY: COOPER-CARRY/URBAN CHECKED BY: -		
SCALE: AS NOTED NORTH		
VERT: AS NOTED HORZ: AS NOTED		
SHEET TITLE HEIGHT DIAGRAM		
SHEET NUMBER		

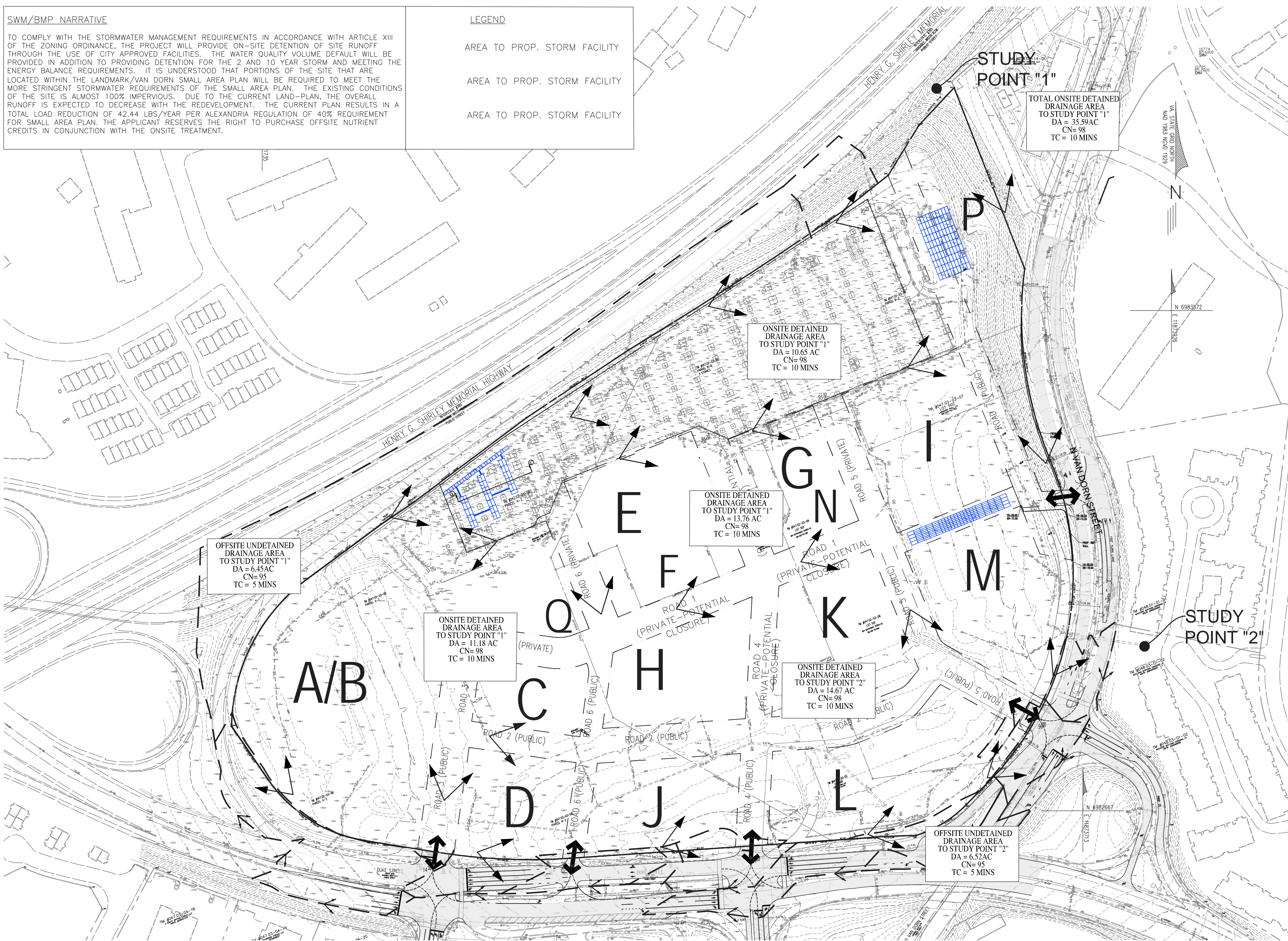


TO COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE ON-SITE DETENTION OF SITE RUNOFF THROUGH THE USE OF CITY APPROVED FACILITIES. THE WATER QUALITY VOLUME DEFAULT WILL BE PROVIDED IN ADDITION TO PROVIDING DETENTION FOR THE 2 AND 10 YEAR STORM AND MEETING THE ENERGY BALANCE REQUIREMENTS. IT IS UNDERSTOOD THAT PORTIONS OF THE SITE THAT ARE LOCATED WITHIN THE LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET THE MORE STRINGENT STORMWATER REQUIREMENTS OF THE SMALL AREA PLAN. THE EXISTING CONDITIONS OF THE SITE IS ALMOST 100% IMPERVIOUS. DUE TO THE CURRENT LAND-PLAN, THE OVERALL RUNOFF IS EXPECTED TO DECREASE WITH THE REDEVELOPMENT. THE CURRENT PLAN RESULTS IN A TOTAL LOAD REDUCTION OF 42.44 LBS/YEAR PER ALEXANDRIA REGULATION OF 40% REQUIREMENT FOR SMALL AREA PLAN. THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFFSITE NUTRIENT CREDITS IN CONJUNCTION WITH THE ONSITE TREATMENT.

AREA TO PROP. STORM FACILITY

AREA TO PROP. STORM FACILITY

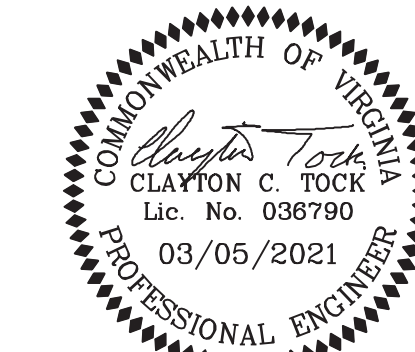
AREA TO PROP. STORM FACILITY



FOULGER-PRATT DEVELOPMENT, LLC  
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POTOMAC, MD 20854  
TEL. 240-499-9600

**KEY MA**

SEAL



PROJECT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

LANDDESIGN PROJ.#

RZ-1877

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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE 1"=100'

VERT: AS NOTED  
HORZ: AS NOTED

SHEET TITLE

MASTER STORMWATER  
MANAGEMENT PLAN

SHEET NUMBER





CIVIL ENGINEER

ARCHITECT

TRAFFIC ENGINEER

LANDSCAPE ARCHITECT

## APPLICANTS

**KEY MAP**

SEA



LANDDESIGN PROJ.#

REVISION / ISSUANCE

DESIGNED BY: URBAN  
DRAWN BY: LANDDESIGN/URBAN  
CHECKED BY: -

SCALE NORTH

VERT: AS NOTED  
HORZ: AS NOTED

SHEET TITLE

## SANITARY PLAN & COMPUTATIONS

SHEET NUMBER

## Project: Landmark Mall

## **PROPOSED SANITARY SEWER DESIGN COMPUTATIONS**

## Project: Landmark Mal

## NOTES

- SCALE : 1"=50'

Henry G. Shirley Memorial Highway  
 Interstate 495  
 Washington, DC  
 22066-3907

$$A/B$$

Q

C

ROAD 1 (PRIVATE)

D



ROAD  
ATE-PO  
CLOSURE

10

G

1

1

K

M

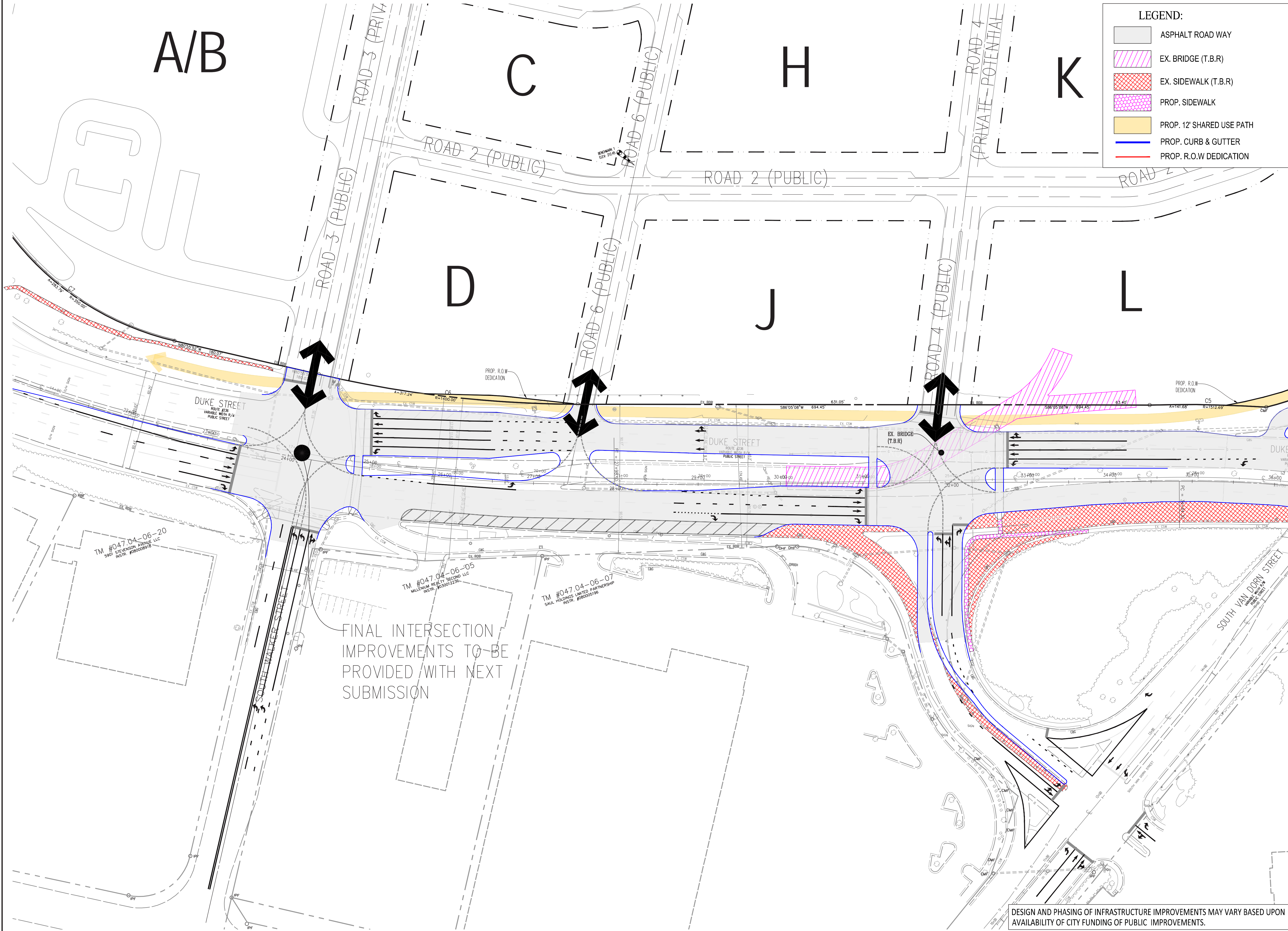
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SCALE · 1"=100

ORIGINAL PAPER SIZE: 241 X 5

15





**LEGEND:**

- ASPHALT ROAD WAY
- EX. BRIDGE (T.B.R)
- EX. SIDEWALK (T.B.R)
- PROP. SIDEWALK
- PROP. 12' SHARED USE PATH
- PROP. CURB & GUTTER
- PROP. R.O.W DEDICATION



**PROJECT TEAM**

**APPLICANT**  
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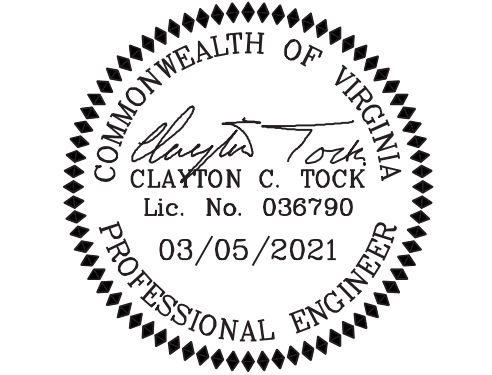
**LANDSCAPE ARCHITECT**  
OCULUS  
1611 CONNECTICUT AVE, NW  
3RD FLOOR  
WASHINGTON, DC 20009  
TEL. 202-588-5454  
CONTACT: DON HOOVER

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**KEY MAP**

**SEAL**



**PROJECT**

## LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC  
CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

**LANDDESIGN PROJ.#**

RZ-1877

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DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

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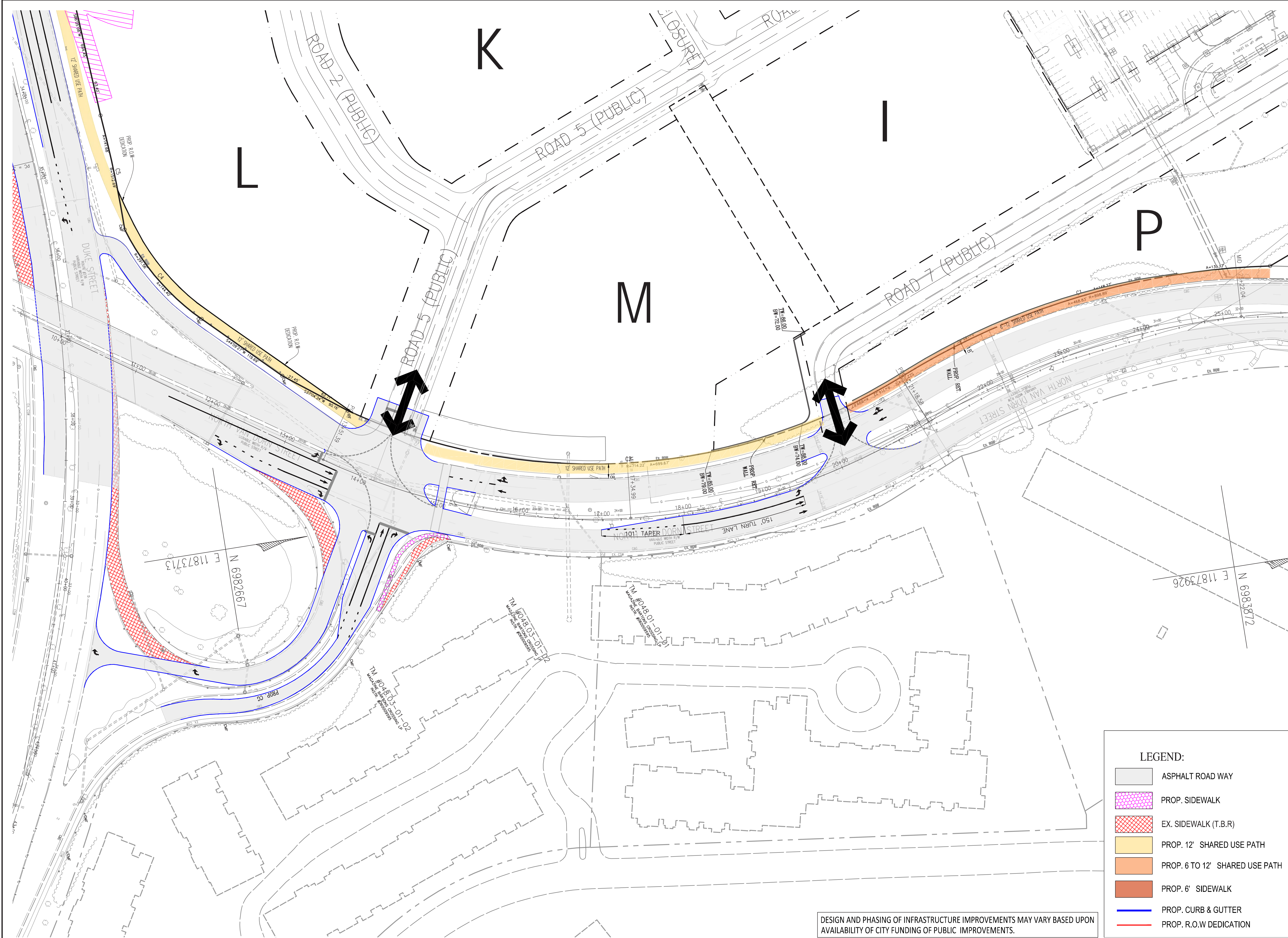
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HORZ: AS NOTED

**SHEET TITLE**

ULTIMATE PUBLIC ROW  
IMPROVEMENTS - DUKE  
STREET

**SHEET NUMBER**





DESIGN AND PHASING OF INFRASTRUCTURE IMPROVEMENTS MAY VARY BASED UPON  
AVAILABILITY OF CITY FUNDING OF PUBLIC IMPROVEMENTS.

LEGEND:

ASPHALT ROAD WAY

PROP. SIDEWALK

EX. SIDEWALK (T.B.R)

PROP. 12' SHARED USE PATH

PROP. 6 TO 12' SHARED USE PATH

PROP. 6' SIDEWALK

PROP. CURB & GUTTER

PROP. R.O.W DEDICATION



PROJECT TEAM

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CONTACT: ROBERT SCHIESEL, P.E.

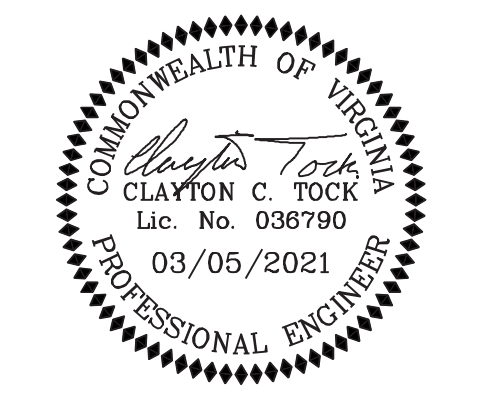
**LANDSCAPE ARCHITECT**  
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KEY MAP

SEAL



PROJECT

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
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LANDDESIGN PROJ.# RZ-1877

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DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

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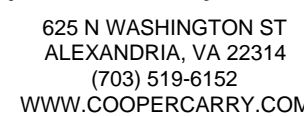
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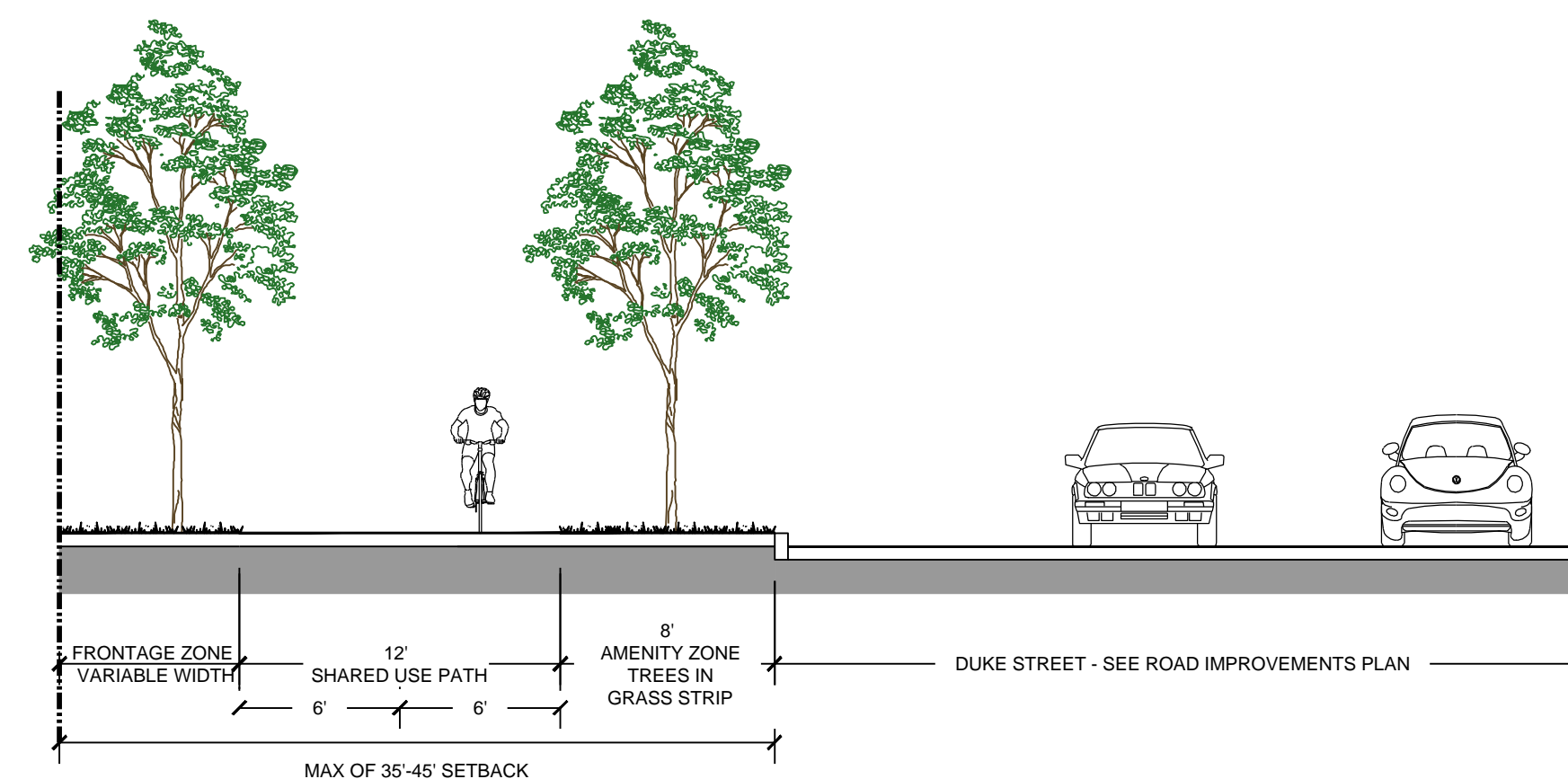
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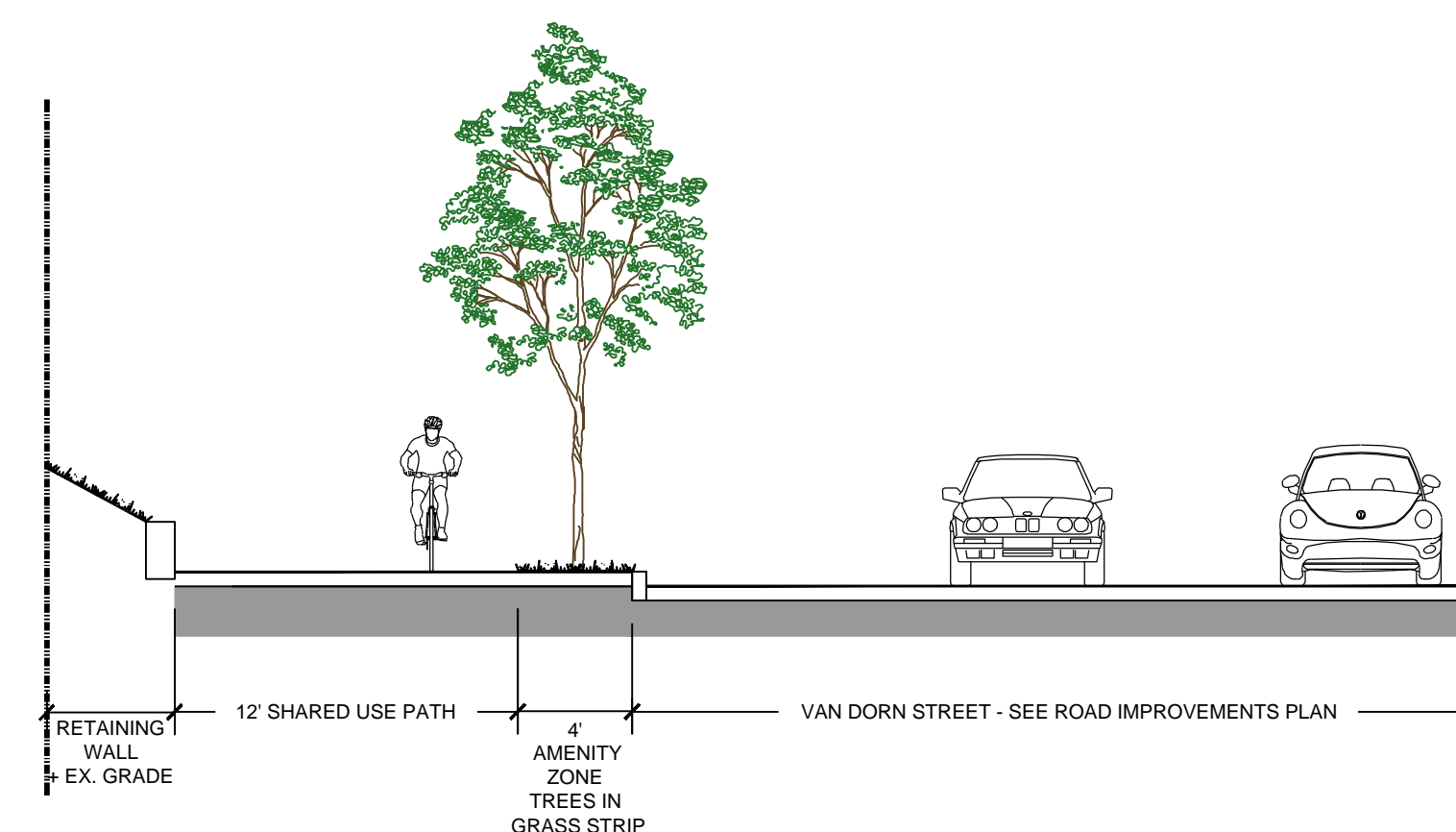




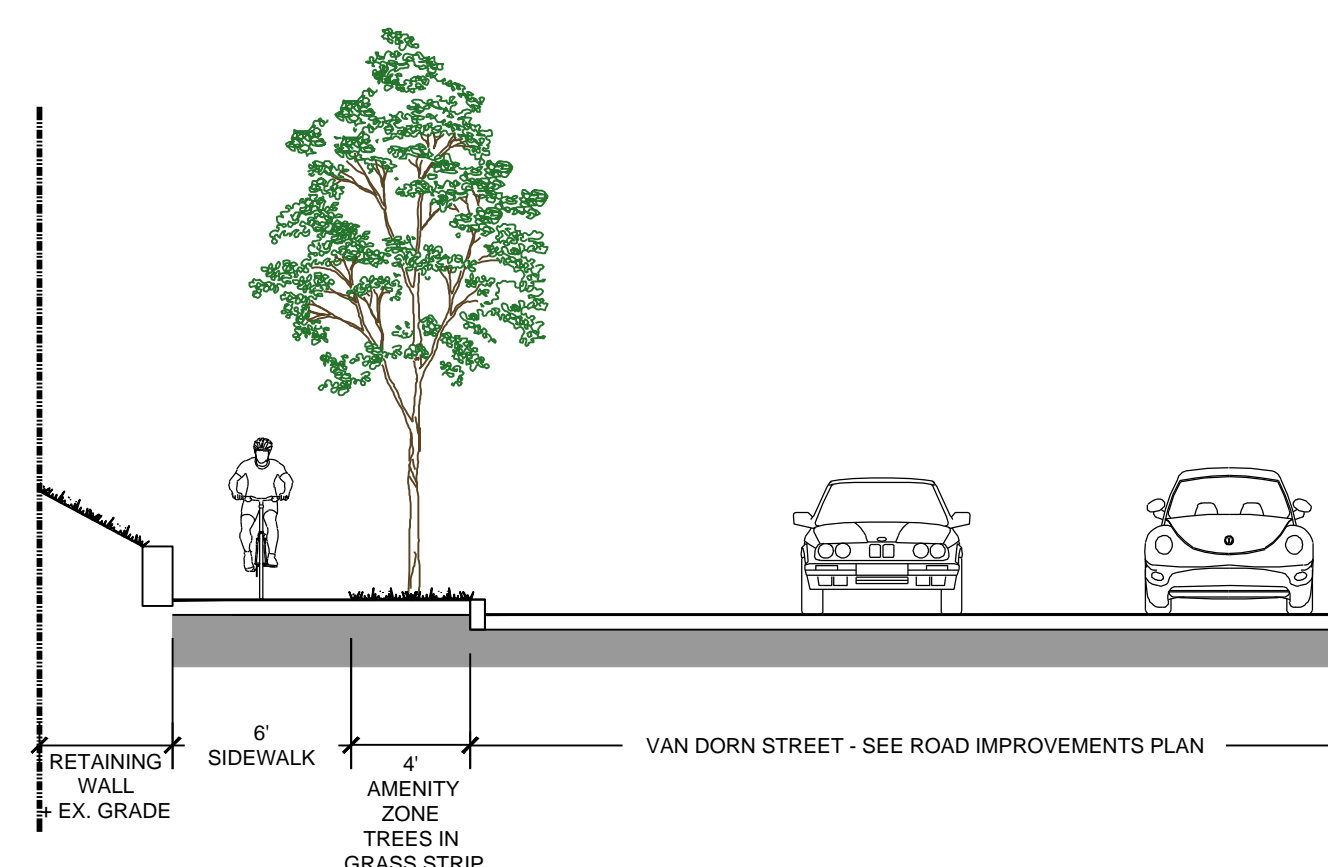
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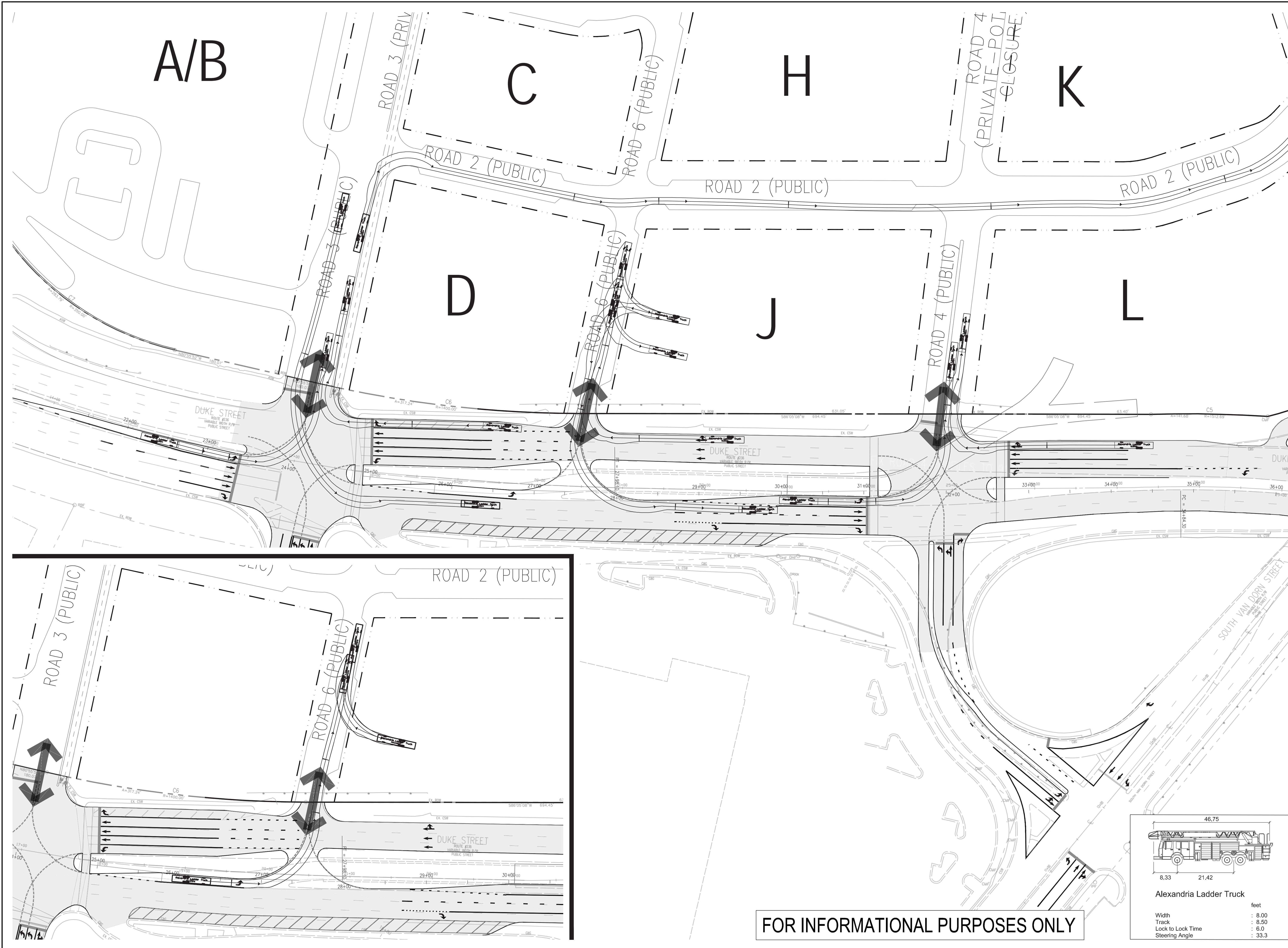
# ULTIMATE BUILDOUT



# ULTIMATE BUILDOUT







FOR INFORMATIONAL PURPOSES ONLY



**PROJECT TEAM**

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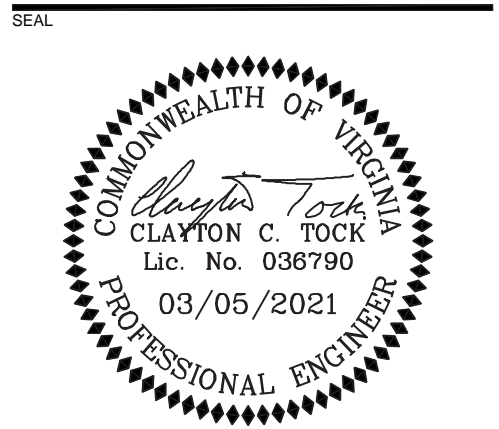
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**KEY MAP**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
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LANDMARK - VAN DORN

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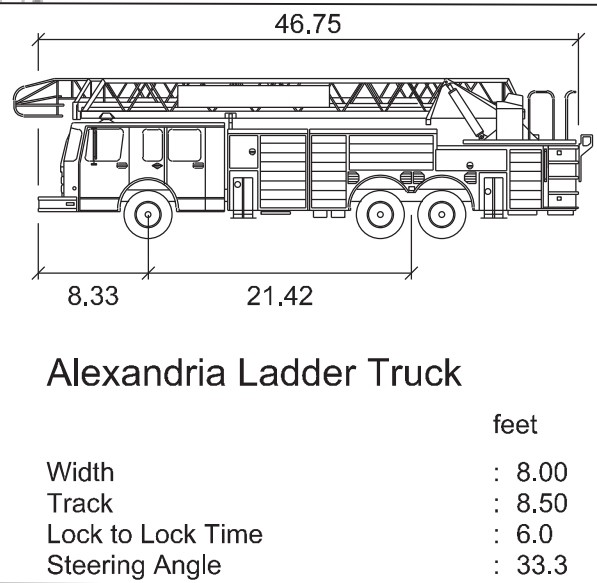
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DRAWN BY: COOPER-CARRY/URBAN  
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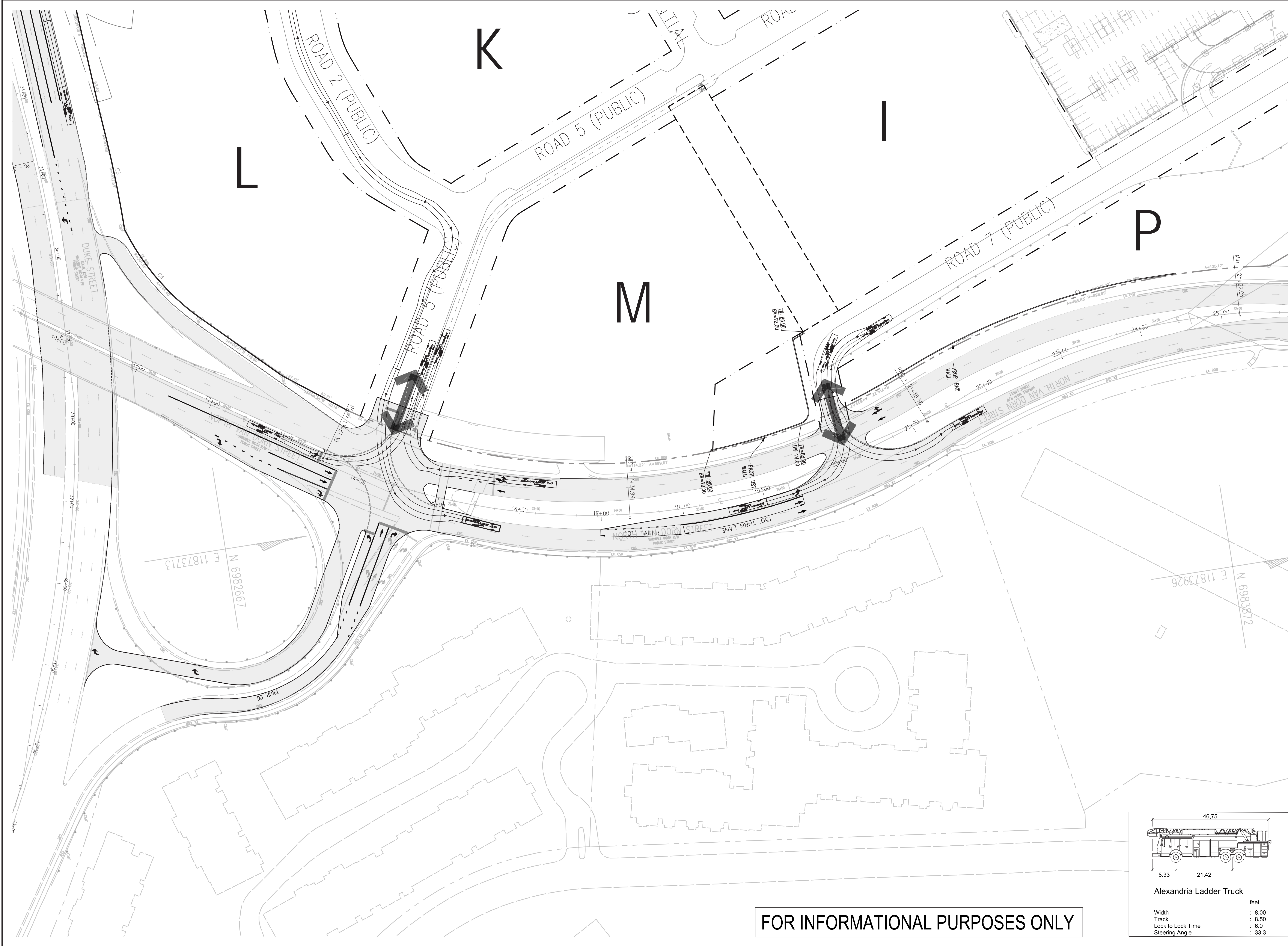
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**SHEET TITLE**  
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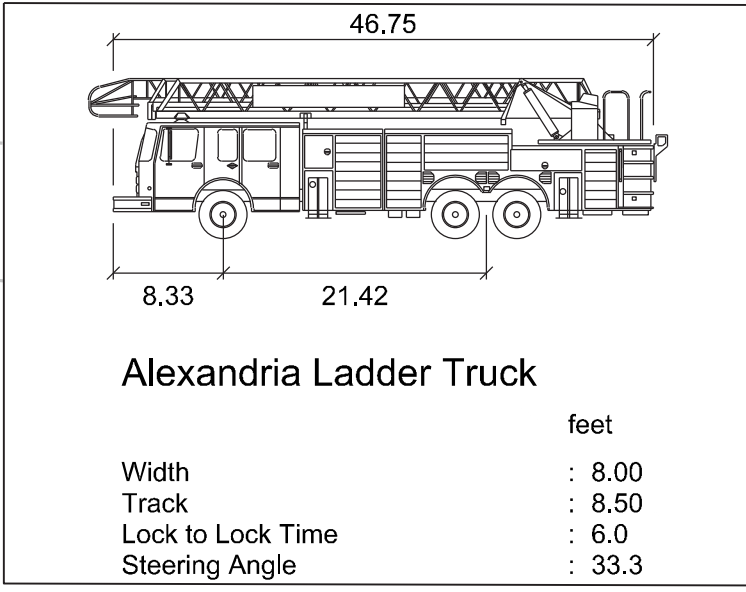
**SHEET NUMBER**







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**KEY MAP**

**SEAL**

**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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CITY OF ALEXANDRIA, VIRGINIA  
LANDMARK - VAN DORN

**LANDDESIGN PROJ.#**  
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DESIGNED BY: URBAN  
DRAWN BY: LANDDESIGN/URBAN  
CHECKED BY: -

SCALE: 1"=50' NORTH

VERT: AS NOTED  
HORZ: AS NOTED

**SHEET TITLE**  
AUTOTURN EXHIBIT

**SHEET NUMBER**  
20